

# Redevelopment Plan

## The Landings at Kirby's Mill

Block 302, Lots 28.02 & 39.03


Medford Township, Burlington County, New Jersey



**INTRODUCTION  
COPY**



Prepared By: Taylor Design Group, Inc.

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

Report Date: **February 27, 2026**

Introduced: **March 3, 2026**

Adopted: \_\_\_\_\_

**Medford Township Council Members**

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



**Medford Township Planning Board Members**

Michael Czyzyk, Mayor (Class I)  
Marty Hamilton (Class II)  
Bethany Milk, Councilwoman (Class III)  
Thomas Juliano, Chairman (Class IV)  
Clark Perks, Vice Chairman (Class IV)  
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Sarah Cooper (Class IV)  
Darrin Gould (Class IV)  
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**I. Introduction**

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, prepared by Environmental Resolutions Inc., which Plan identified 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.

**Redevelopment Plan Preparation Process**

On June 17, 2025 the Medford Township Council authorized by Resolution 110-2025, the Medford Township Planning Board to undertake an investigation to determine whether certain identified parcels meet the statutory criteria to be considered an **Area in Need of Redevelopment, Without Condemnation**, pursuant to the Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A et seq.), as follows:

**Block 302, Lots 28.02 and 39.03**

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.

The Preliminary Investigation Report dated January 16, 2026, was prepared by Taylor Design Group, Inc., Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner.

The Planning Board conducted a public hearing on January 28, 2026, and determined that multiple statutory criteria of N.J.S.A. 40A:12A-5 were met, and that the above mentioned parcels may be designated as an **Area in Need of Redevelopment, Without Condemnation**. (See Aerial Location Map and Tax Map figures below, )

The Planning Board's recommendations were memorialized by Resolution 8-2026, adopted by the Planning Board on January 28, 2026.

## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

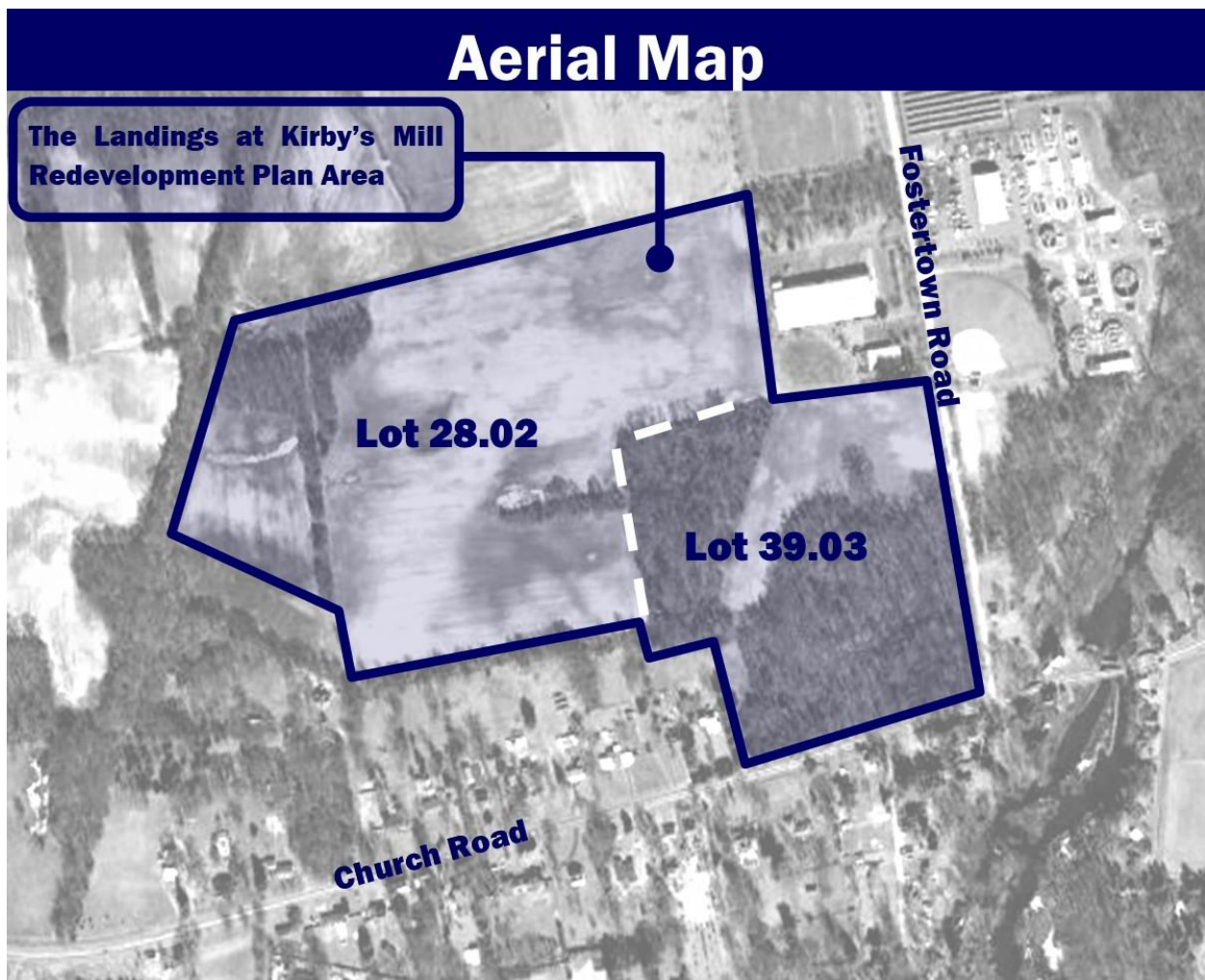
On **February 3, 2026**, by Resolution 46-2026, the Medford Township Council designated the Stahl Camp EFS Area, Block 302, Lots 28.02 & 39.03, as an Area in Need of Redevelopment, Without Condemnation.

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

This Redevelopment Plan has been prepared to meet specific court mandated timelines for adoption of the Ordinances necessary to implement the previously adopted **2025 Housing Element and Fair Share Plan**, and will provide a mechanism for the orderly planning and development of the designated Redevelopment Area. This Plan has been prepared pursuant to the LRHL, N.J.S.A. 40A:12A-7 which provides, *"no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated Redevelopment Area is located in an Area in Need of Redevelopment or in an area in need of rehabilitation, or in both..."*

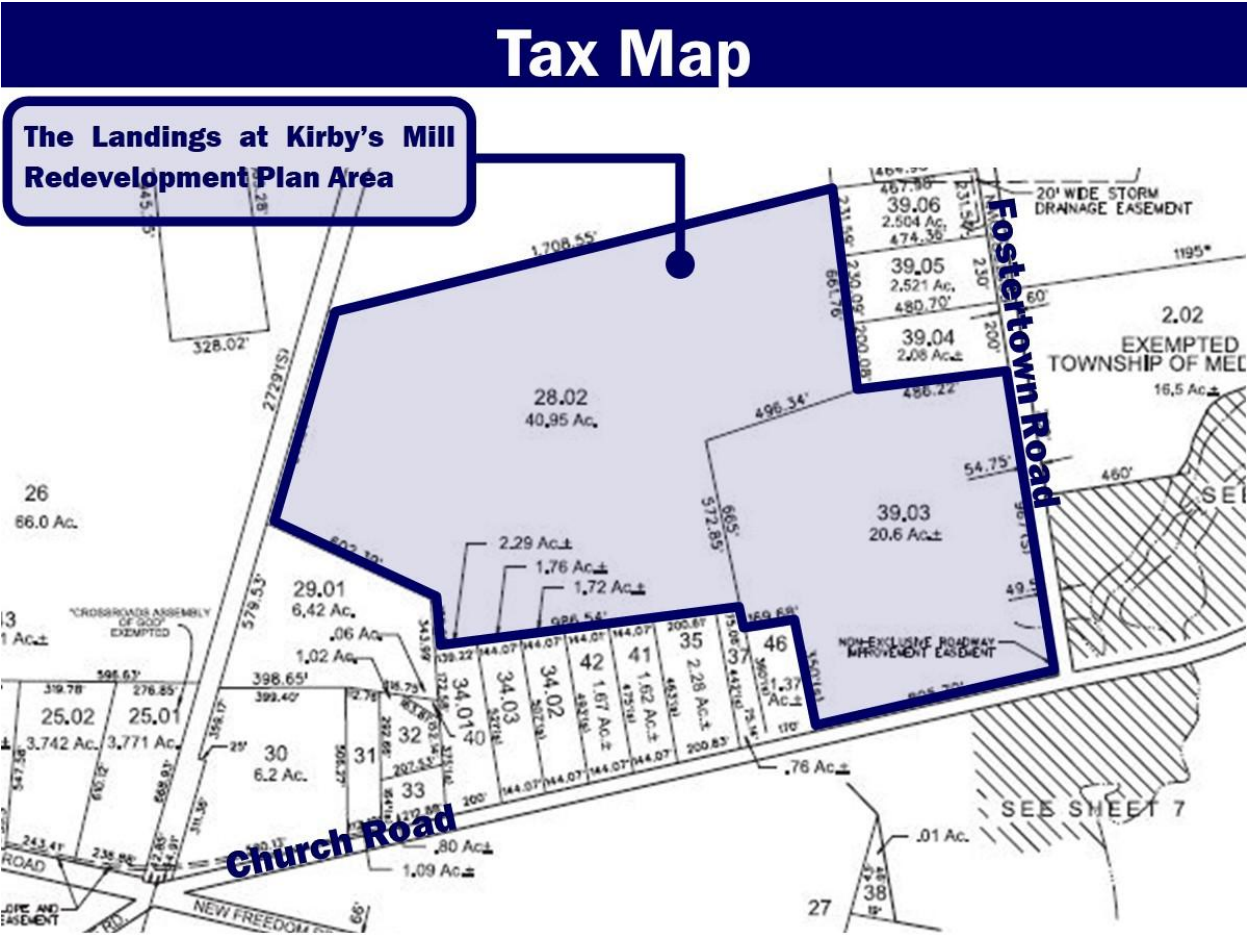
### Aerial Location Map

Aerial Imagery courtesy of Google Earth Pro © 2025.



Tax Map

Courtesy of Medford Township.



II. Statutory Requirements

This Redevelopment Plan will become the formal planning document for the redevelopment of the above identified parcels in the designated **Redevelopment Area**. In accordance with the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C52:18A-196 et. al.);
6. A housing inventory of all affordable housing units to be removed;
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan;
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

### **III. Description of the Redevelopment Area**

#### **General Description and Surrounding Area**

The designated **Redevelopment Area** is comprised of 2 lots totaling approximately 61.55 acres located in the northwestern quadrant of the Church Road – Fostertown Road intersection., as shown on the Aerial Location Map and Tax Map figures above.

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-Condensation 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. 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-Condensation Redevelopment Area.

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.

The adjacent parcels to the northeast 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 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.

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

The southwestern boundary of the 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 parcels, which have been previously designated as a Non-Condensation Redevelopment Area, and are the subject of a separate Redevelopment Plan. See Aerial Location Map and Tax Map images below.

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.

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

### **Township Context**

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.

## **IV. Redevelopment Plan Vision, Goals & Objectives**

### **Redevelopment Area Vision**

The overall vision of this Redevelopment Plan is to create a new residential community that includes both market rate units and affordable housing units for the Township to fulfill its constitutional obligation to provide their fair share of the region's affordable housing needs, as set forth in the adopted Housing Element and Fair Share Plan.

This Redevelopment Plan will provide a framework to create a neighborhood that will complement the existing surrounding uses and neighborhoods, and the overall character of Medford Township, with a particular focus on architectural design, buffers, low impact lighting, open space, pedestrian connectivity and related site improvements.

## Township Master Plan & Past Redevelopment Plans

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 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.*

## Redevelopment Area Goals & Objectives

### A. Plan Goals

The goals of the Redevelopment Plan are consistent with the following goals outlined by the Medford Township Master Plan, and as characterized in the 2014 and 2017 Reexamination Reports.

- 1) Promote the establishment of appropriate population densities in concentrations that will contribute to the well-being of persons, neighborhoods, and the region, and the preservation of the environment.
- 2) Provide sufficient space in appropriate locations for a variety of residential and commercial uses to meet the needs of citizens.
- 3) Promote the conservation of open space and natural resources to prevent sprawl and degradation of the environment through improper use of the land.
- 4) Promote a desirable visual environment through conservation and preservation of valuable natural features.
- 5) Preserve the rural character of the Township through zoning.

### B. Plan Objectives

- 1) Provide an attractive residential housing opportunities to meet the needs of a variety of household types.
- 2) Through good civic design and development techniques, create high quality spaces to facilitate social interaction and foster community involvement while preserving areas of steep slopes and environmentally sensitive lands, and providing appropriate buffers.

## **V. Land Use Plan**

### **Relationship to Township Land Development Regulations**

The standards contained within this Redevelopment Plan shall supersede the development regulations of the existing Township Code where specifically indicated, particularly in the instance of required and permitted uses, residential density, bulk standards, buffers and general design standards for the Redevelopment Area.

Where regulations of this Plan conflict with the Township's development regulations, this Plan shall control; where this Redevelopment Plan is silent, the Township's development regulations shall apply.

The Redevelopment Plan adopts and incorporates by reference Chapter DR: Development Regulations of the Township of Medford, and all other applicable land use and related regulations of the Township of Medford that are not expressly modified herein.

### **Site Plan and/or Subdivision Application and Approval**

The Medford Township Planning Board, pursuant to the provisions of the L.R.H.L. N.J.S.A. 40A:12A-13 and the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq., shall conduct site plan and/or subdivision review as applicable, for any proposed development in the Area, upon submission of a complete application for development, consistent with the NJ Municipal Land Use Law and Local Ordinances.

### **Exceptions from Standards**

Bulk or "c" variances per N.J.S.A. 40:55D-70(c) from the development requirements, and design waivers per N.J.S.A. 40:55D-51 from the standards set forth by this Redevelopment Plan may be necessary in certain limited circumstances. In such instances, the Planning Board may grant variances and waivers, where it is demonstrated that such relief will not substantially impair the intent of the Redevelopment Plan and will not present a substantial detriment to the public health, safety and welfare, consistent with the Municipal Land Use Law.

Any use or "d" variances per N.J.S.A. 40:55D-70(d), including, but not limited to deviations from the permitted uses, conditional uses, maximum floor area ratio, permitted density, or height (by 10 feet or 10% of the maximum height) within the Redevelopment Area shall be permitted only by means of an amendment of the Redevelopment Plan by Township Council, should the deviation be considered acceptable to the furtherance of the goals and objectives of this plan.

### **Provisions Related to Off-Site Improvements**

The extent of the Redeveloper's responsibility for any installation or upgrade of infrastructure related to its project, whether on-site or off-site, shall be as outlined in a Redevelopment Agreement. All infrastructure improvements shall comply with applicable local, state, and federal codes including the Americans with Disabilities Act.

### **Creation of the Landings at Kirby's Mill Redevelopment Area Zoning District**

This Redevelopment Plan hereby creates and establishes the *Landings at Kirby's Mill Redevelopment Area* (LKMRA) Zoning District, which shall govern the development of the

## Redevelopment Plan- *Landings at Kirby's Mill* Medford Township, NJ

identified parcels included in this Redevelopment Plan, known as Block 302, Lots 28.02 and 39.03

As described above, as permitted by Statute, this Redevelopment Plan may be amended in the future by the Redevelopment Entity to address specific proposals for any properties located within the designated Redevelopment Area.

## VI. District Standards

### Concept Plan Vision and Approach

This Redevelopment Plan and the standards for the *Landings at Kirby's Mill Redevelopment Area (LKMRA) Zoning District* set forth herein establish a comprehensive framework for the redevelopment of the parcels within the Zone. This will require subdivisions and site plan approval for all parcels within the **Redevelopment Area** to effectuate the referenced redevelopment. This comprehensive approach will:

- Create a new residential community that includes both market rate units and affordable housing units for the Township to fulfill its constitutional obligation to provide their fair share of the region's affordable housing needs, while striving to fit within the character of the existing community.
- Include enhanced perimeter buffers around the property of 50'.

All Redevelopment proposals and Site Plan applications shall comply with the standards set forth in *Chapter DR- Development Regulations*, except as expressly modified herein; and shall generally consist of the following, as shown on the Concept Plan below.

- **40 Affordable Stacked Townhouse Units**
- **Up to 158 Market Rate Townhouse Units**
- **The 3 Single Family Lots, shown in the Housing Element, will not be constructed.**
- **New roadways, sidewalks, parking, amenities, perimeter buffers and related improvements, as more fully described below.**

The Site Plan Drawings and Architectural Plans and Elevations to be submitted to the Planning Board for Subdivision and Site Plan Approval shall be substantially consistent with the Conceptual Plans, Elevations and Renderings included in this Plan, to effectuate the redevelopment. The standards enumerated herein are intended to supplement and clarify the intent of the Concept Plans.

All Plans shall be submitted to the Redevelopment Entity/Township Council for review and approval **prior** to any submission of an Application to the Planning Board. This shall include a detailed phasing plan for the project, and any subcomponents, including the production of affordable units.

Prior to any submission of an Application to the Planning Board, the Redeveloper shall submit a Fiscal Impact Analysis that examines the future municipal service costs that could be expected to result from the redevelopment as outlined in this Redevelopment Plan.

# Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

This analysis should provide a comparison of revenues to costs associated with new development, and impacts to municipal services, infrastructure and the like.

## Overall Rendered Concept Plan- Full Size Layout Plan inserted as Appendix A.



## The Landings at Kirby's Mill Redevelopment Area (LKMRA) Zoning District

Within the *Landings at Kirby's Mill Redevelopment Area (LKMRA) Zoning District*, the following standards shall apply:

### A. Definitions

For the purposes of this Redevelopment Plan, the following definitions shall apply in addition to those in the Medford Ordinances. Where a conflict exists, the definitions of the Redevelopment Plan shall control.

**Common Open Space:** Land and/or water within or related to a development or neighborhood, designed and intended for the use or enjoyment of all residents of the development or neighborhood and shall include complementary improvements that benefit the residents and property owners within the development or neighborhood. Common Open Space shall be owned and maintained by a Homeowners Association, or may be owned by the municipality, at the discretion of the Township. Common Open Space may include environmentally constrained areas such as flood hazard areas, wetlands, wetland buffers, non-wetland buffers, stormwater management areas and recreation areas.

# Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

**Density, Gross:** The total number of dwelling units divided by the total area of the tract (in acres).

**Lot, Corner:** A lot on the junction of land abutting two or more intersecting streets where the interior angle of intersection does not exceed 120°. For the purposes of this Redevelopment Plan, a corner lot shall have one front yard, two side yards and one rear yard. The front yard is considered where the garage or driveway is located. The rear yard is opposite the front yard, and the remaining yards are side yards.

**Overall Tract:** The total area of land within the redevelopment area that is the subject of a coordinated redevelopment plan and application, and may include multiple lots, the removal or consolidation of lot lines, and the subdivision of lots. The overall tract includes wetlands, wetland buffers, flood hazard areas, floodways and riparian zones.

**Stacked Affordable Townhouse:** A dwelling that is designed and occupied exclusively as the residence of one housekeeping unit, where each dwelling has at least one full floor for occupancy between one or more common vertical walls and one horizontal floor all housed in the same structure.

## B. Permitted Principal Uses

- An inclusionary Townhouse Community consisting of not more than 198 total units, consisting of the following:
  - Up to 150 Market Rate For Sale, 3 and 4 Bedroom Townhouse Units on fee simple lots.
  - 48 Affordable Rental, 3-Bedroom Stacked Townhouse Units.
    - The unit/bedroom mix requirements, affirmative marketing requirements, candidate qualification and screening, and the integration of the affordable buildings with the market rate community shall comply with the Uniform Housing Affordability Controls, the Township's Housing Element and Fair Share Plan, the Township's Affordable Housing Ordinance, any applicable order of the court, all other applicable laws, and the Concept Plan included herein, and shall be the subject of a Redevelopment Agreement. Units shall include very low, low, and moderate-income housing units.
    - More than one Stacked Townhouse Unit is permitted on a single lot as provided for on the Concept Plan.

## C. Permitted Accessory Uses

1. Indoor and outdoor recreational facilities (including but not limited to playgrounds, bike racks/storage buildings, tot lots, pavilions, grills, walking trails, outdoor furniture, etc.)
2. Trash and recycling enclosures
3. Mailbox clusters, package drop off/locker locations
4. Retaining walls
5. Fences, located in a rear yard or side yard only, not exceeding 6' in height, and subject to all other requirements of §513. Fences are not permitted in a front yard. Deer fences are not permitted.
6. Model Homes and temporary parking associated with the model homes, for sales and leasing purposes
7. Signage (Permanent and Temporary)

8. Construction Trailers
9. Electrical Vehicle Charging Stations and Service Equipment
10. Generators and Air Conditioning Condenser Units
11. Decks and Patios
12. On and off street parking
13. Public water and public sewer utility infrastructure
14. Maintenance Building
15. Fire suppression equipment and sheds to shield and contain such equipment as necessary for all residential structures
16. Above and below ground utilities including but not limited to heated enclosures, sanitary pump station, water storage facilities, cable television and telephone boxes, electrical transformers and other utilities that are customary to a residential development which shall have no buffer or setback requirements
17. Above and below ground stormwater management areas

**D. Bulk/Dimensional Requirements**

1. The following bulk/dimensional standards shall apply:

## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

<b>Zoning Dimensional Regulations</b>	
<b>Standard</b>	<b>Requirement</b>
<b>Overall Tract Standards</b>	
Overall Tract Lot Area (Min.)	60 acres
Overall Tract Lot Frontage (Min.)	500'
Overall Tract Lot Width (Min.)	500'
Overall Tract Lot Depth (Min.)	500'
Tract Perimeter Buffer (Min.)	50'
Tract Perimeter Building Setback to any Existing Residential Lot	75'
Tract Perimeter Building Setback to Non-Residential Lot (Min.)	50'
Tract Perimeter Setback to New Road or Parking (Min.)	50'
Residential Gross Density (Max.)	3.3 units per acre
Minimum Number of Affordable Units	40
Maximum Number of Market Rate Units	158
Tract Building Coverage Limit (Max.)	20%
Lot Coverage Limit (Max.)	45%
Common Open Space (Min.)	20%
Distance Between Buildings- (Min.)	35'
Distance Between Buildings and Decks or Patios (Min.)	25'
Building Height	39' & 2.5 Stories
Parking- Standard Spaces (Including Accessible spaces)	Per RSIS
Parking- EV Spaces (Including Accessible EV spaces)	Per NJ Law

## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

<b>Market Rate Townhouses</b>	
Lot Area- (Min.)	2,800 SF
Interior Unit Lot Width (Min.)	28'
End Unit Lot Width (Min.)	33'
Lot Depth (Min.)	100'
Front Yard Setback- Right-of-Way to Building face (Min.)	20'
Side Yard Setback- Internal units	N/A
Side Yard Setback – End Units	4.5'
Side Yard Setback – End Unit Side Entry Porch	.5'
Rear Yard Setback- Unit	15'
Rear Yard Setback- Patio or Deck	10'
Side Yard Setback- Patio or Deck- Interior Unit	0'
Side Yard Setback- Patio or Deck- End Unit	5'
Driveway Setback (Min.) Subject to Engineering Approval.	0'
Lot Coverage Limit (Max.)	87.5%
Building Coverage Limit (Max.)	70%
Maximum Building Length	240'
Maximum Units per Building	8
Minimum Number of Units per Building	3
Maximum number of Bedrooms per unit	4
<b>Affordable Stacked Townhouses</b>	
Lot Area- (Min.)	15,000 SF
Lot Width (Min.)	150'
Lot Depth (Min.)	100'
Front Yard Setback- Property Line to Building (Min.)	20'
Front Yard Setback- Curb Line to Building (Min.)	15'
Side Yard Setback (Min.)	10'
Rear Yard Setback (Min.)	10'
Lot Coverage Limit (Max.)	70%
Building Coverage Limit (Max.)	50%
Maximum Building Length	210'
Maximum Units per Building	16

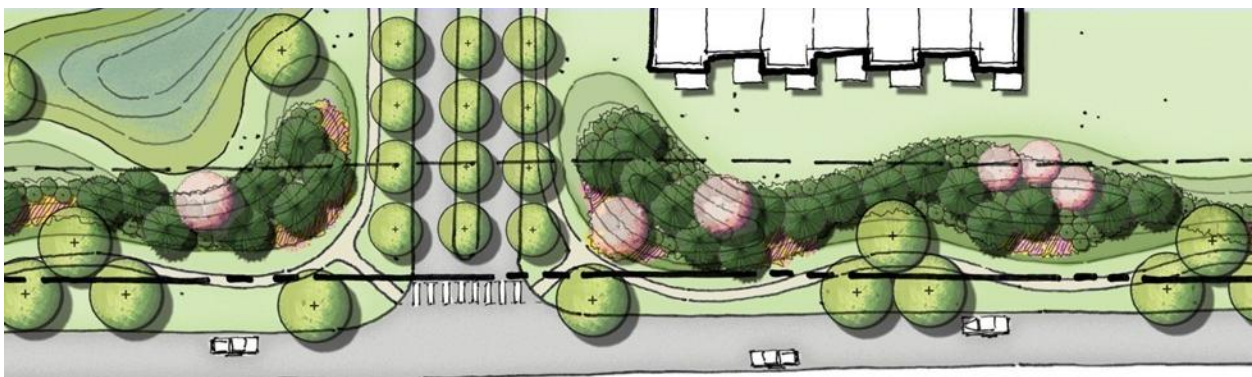
<b>Accessory Structures</b>	
Side Yard Setback (Min.)	5'
Rear Yard Setback (Min.)	5'
Setback to other Buildings (Min.)	5'
Internal Front Yard Setback (Min.)	5'
Maximum Height (Excludes Water Storage Tanks)	20'

2. In the calculation of Building Height, where any finished grade at a building corner is three feet or more above the original grade, the original grade at such building corner(s) shall be utilized in the calculation of Building Height.
3. The New Jersey Residential Site Improvement Standards shall apply to the all residential development, including but not limited to site accesses, road widths, sidewalks and parking requirements.
4. Garage trellises and eaves may extend up to 2' into required setbacks. Fireplaces may extend up to 2' into required side or rear yard setbacks.
5. Unenclosed roofed porches for side entry Townhouse End Units may extend into the required side yard setbacks up to 4', plus an additional roof overhang of up to 1', but shall not cross the property line.
6. Unenclosed roofed porches for entries may extend into the required front yard setbacks up to 4', plus an additional roof overhang of 1'.
7. The New Jersey Residential Site Improvement Standards shall apply to all residential development, including but not limited to site accesses, road widths, sidewalks and parking requirements.
8. Fences as set forth herein, or in accordance with DR §513, where this plan is silent.
9. Temporary construction trailer(s) in accordance with Chapter DR are permitted, provided they are:
  - a. Setback at least 20' from all property lines,
  - b. Shown on the approved site plan,
  - c. Removed within 30 days of occupancy of the last building on the site, or after a period of 90 consecutive days where construction has ceased on the site.
10. Temporary sales/rental office trailer(s) are permitted, provided they are:
  - a. Setback at least 20' from all property lines,
  - b. Shown on the approved site plan,
  - c. Removed within 30 days of occupancy of the last building on the site, or after a period of 90 consecutive days where construction has ceased on the site.
  - d. Provide accessible parking, and receive all applicable building permits.
11. Signs shall be in accordance with the Township Ordinances as set forth in DR §526 except as follows:

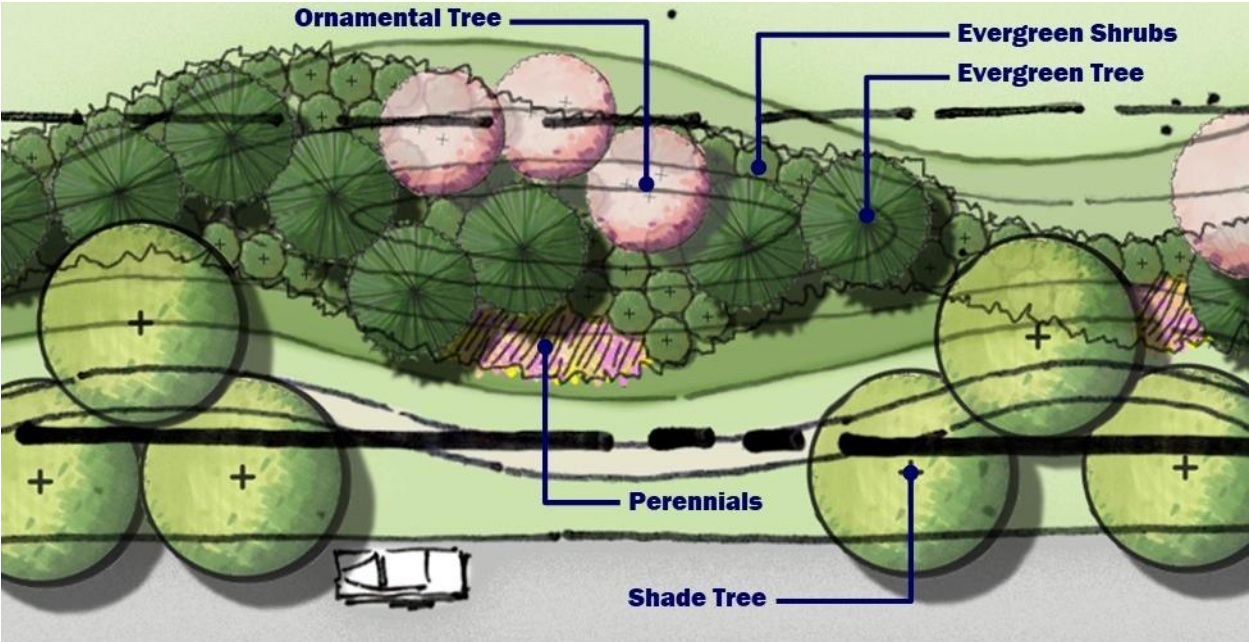
## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

- a. One permanent monument-type entry sign is permitted per entrance, as provided below:
  - i. The entire sign base is in contact with the ground, utilizing a base or structural frame of stone, brick, or other material that is harmonious in architectural style and material to the existing principal building(s) on site.
  - ii. Maximum sign face area: 50 square feet.
  - iii. Maximum sign height: 12 feet.
  - iv. Minimum setback: five feet from all property lines, and may be permitted within the Buffers.
  - v. Signs may only be externally illuminated by ground lights directed at the sign and in compliance with Chapter DR.
  - vi. Temporary Signs are permitted in accordance with the **Temporary Model Home, Trailer, and Signage Exhibit**, prepared by vhb Engineers, dated February 26, 2026, attached as Appendix B of this Plan, but shall comply with the setback requirements of Chapter DR. Banner or flag type signs are not permitted.
- 12.A buffer of 50' shall be provided around the perimeter of the site. No buildings, fee simple lots, stormwater management areas, or other structures may be located in these buffers, aside from access drives, walking trails, emergency access and signage. See Buffer images below.
  - a) All perimeter buffers shall contain berming of at least 4' in height, unless prevented by the presence of wetlands or Flood Hazard Areas. Where berms are not provided, increased evergreen tree plantings shall be provided to achieve the buffering objective.
  - b) Berms shall have gently curving, naturalistic forms with vertical and horizontal variation as shown in the images below. Berms slopes shall not exceed 3:1, with an average slope of between 4:1 and 5:1.
  - c) Buffers shall include a variety of plant materials with a predominance of evergreen trees planted generally along the ridge of the berms to maximize the buffer screening. The planting requirements are set forth under the "Landscaping" section below.

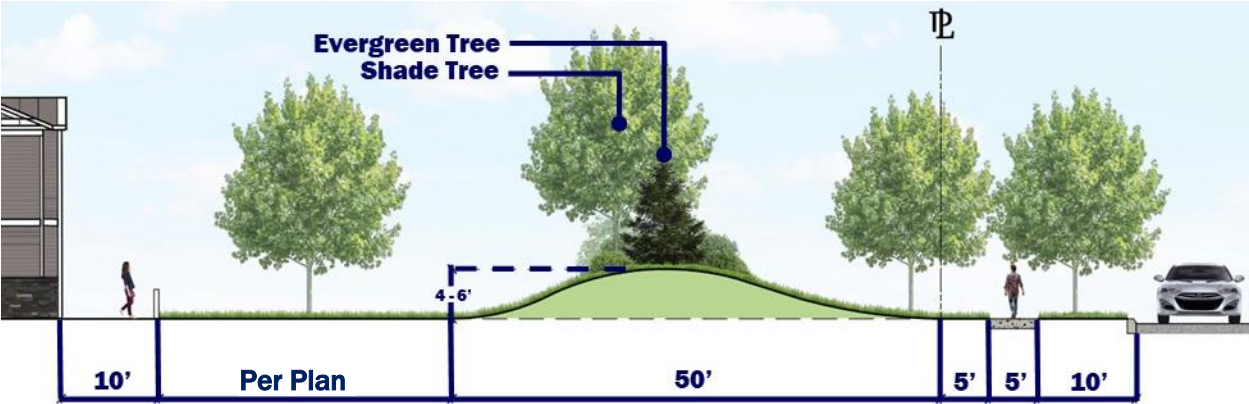
### Perimeter Buffer Concept



Perimeter Buffer Enlargement

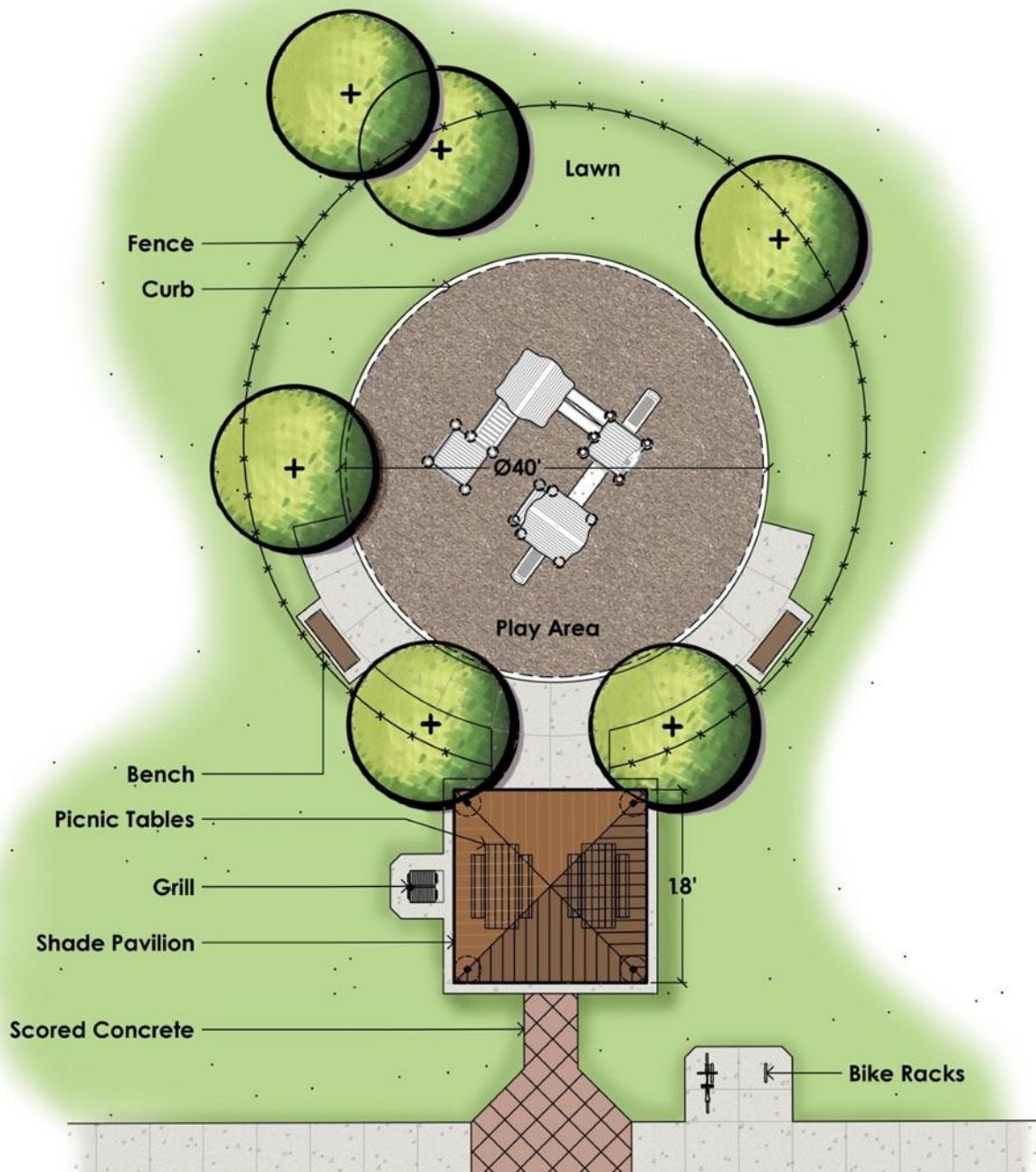


Perimeter Buffer Section



13. Community Open Space and Recreation Facilities shall be provided to include walking paths and sidewalks, benches, pet waste containers, and a common Community Amenity Area that includes an 18'x18' shade pavilion, children's play area with fencing, benches, picnic tables, grills, bike racks, and accent plantings, as shown on the figure below. The final location and configuration shall reflect the final site layout, to be approved at the time of Site Plan Approval.

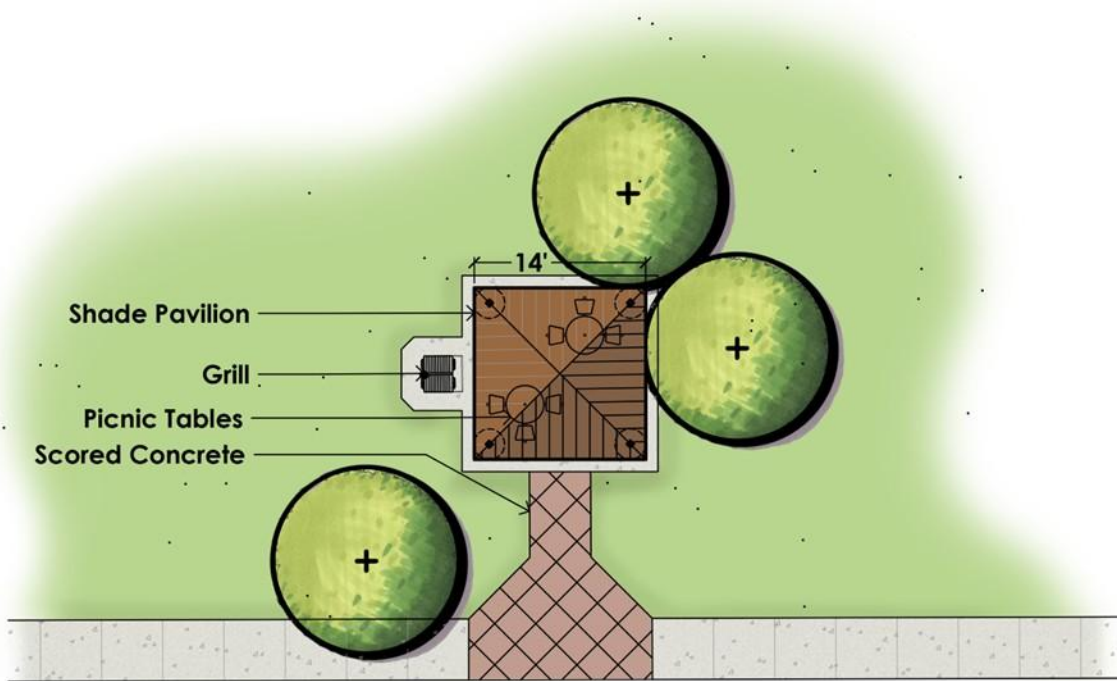
Community Amenity Area Concept



14. Each Affordable Townhouse building shall include its own Amenity area, located within 100' of the building it serves, to include a 14'x14' shade pavilion, benches, picnic tables, a grill, and accent plantings, as shown on the figure below.

Where an Affordable Townhouse Building is adjacent to another Affordable Townhouse Building, the Amenity Area may be shared between each building, subject to Planning Board Approval. The final location and configuration shall reflect the final site layout, to be approved at the time of Site Plan Approval.

**Affordable Townhouse Amenity Area Concept**



- 15. The provision of a fenced dog walk area, and shared/neighborhood garden areas shall be considered, and determined at the time of Site Plan Approval.
- 16. The provisions of Open Space and Recreation requirements of Section 609 of the Development Regulations are replaced with the provisions herein.

**Townhouse Floor Plans and Elevations**

The Townhouse elevations shall be substantially consistent with the graphic illustrations below. Additional Elevations and Floor Plans are included as Appendix C.

**Market Rate Townhomes-**

**Crofton**



**Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**



**Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

**Crofton II**



**Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**



**Taylor**



**Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**



**Affordable Townhomes**

**Olivia**



**Design and Performance Standards**

The following design and performance standards supplement the design and performance standards for the **Landings at Kirby's Mill Redevelopment Area (LKMRA) Zoning District**. In the event of a conflict between the general design and performance standards of the Ordinance and this Redevelopment Plan, this Redevelopment Plan shall govern.

All projects shall be submitted to and approved by the Redevelopment Entity/Township Council prior to any Site Plan or Subdivision Application submitted to the Planning Board. This shall include all materials and colors depicted for all facades of all building types.

**General Site Design Standards**

1. All streets, parking, sidewalks, water supply, sewer and other related infrastructure shall comply with the NJ Residential Site Improvement Standards.
2. Accessible parking shall be provided in accordance with the NJ Barrier-Free Sub-Code and the Americans with Disabilities Act requirements.
3. Electric Vehicle Charging and Make Ready spaces shall be provided as required by Law. This is particularly noted for the parking areas associated with the Affordable Townhouse common parking areas.
4. Unless located within a building, the location of centralized mail/cluster box units (CBU's) must be shown on the Site Plan in safe, convenient, handicap accessible locations, ideally near common parking areas, noting that the locations are subject to approval by the local postmaster. The siting of these areas should avoid the need for automobiles to stop in travel lanes.

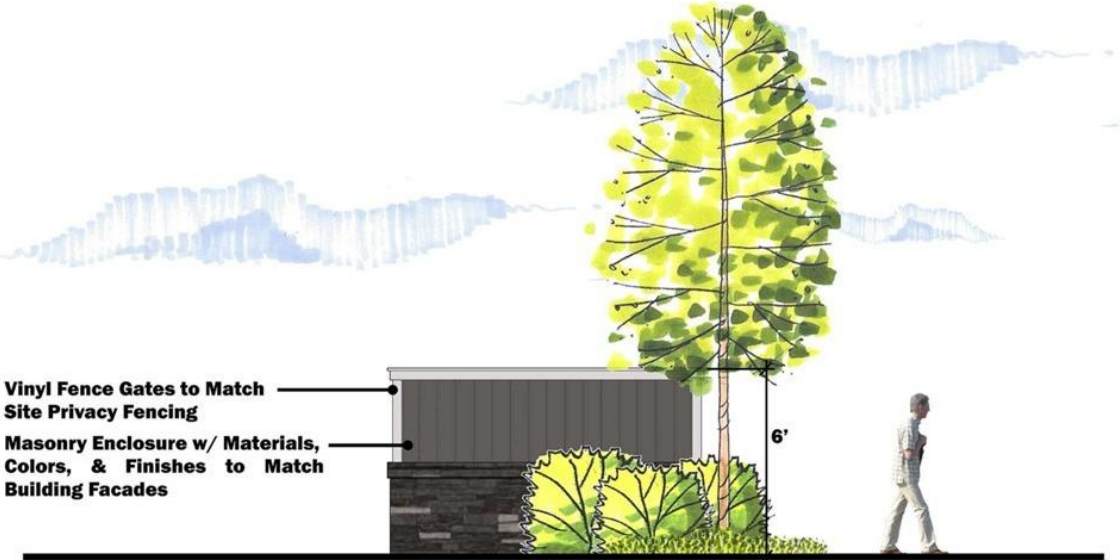
## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

5. The Redeveloper shall comply with all Local, County, NJDEP, Soil District, and all other state and outside agency approvals. Any site layout changes required by outside agencies shall be submitted to the Redevelopment Entity for review and approval relative to consistency with the intent of the redevelopment plan.
6. All Stormwater Management systems shall be designed to comply with the current NJDEP stormwater management regulations, RSIS standards and Township Ordinances, and should incorporate green infrastructure measures as required by the regulations.
7. All soil log/pit excavations and permeability/percolation testing shall be witnessed by the Township Engineer's office, in accordance with Township Ordinances and State Law.
8. The design and installation of all water, sewer and related infrastructure, including water storage if required to meet fire flow and pressure standards, shall comply with all applicable Township Ordinances, County, State and Federal regulations, and shall be approved by the Township Engineer.
9. Pipe Materials shall consist of the following:
  - a. Storm sewer shall be reinforced concrete pipe (RCP) within public right of ways
  - b. Storm sewer shall be high density polyethylene (HDPE) in non-public right of ways, privately owned areas and parking areas, if approved by the Township Engineer.
  - c. Water mains shall be Cement Lined Ductile Iron Pipe (CLDIP)
  - d. Sanitary Sewer (Gravity) shall be polyvinyl chloride pipe (PVC)
  - e. Sanitary Force main shall be Ductile Iron Pipe (DIP)
  - f. Approved alternatives may be allowed based on local review authority recommendations or requirements
10. Stormwater Management facilities may not be located within required buffers. Subsurface pipes for conveyance only may cross buffers, provided that the buffering requirement is not impacted.
11. Stormwater management facilities, are permitted to be located within front yard areas internal to the site. If basin fencing is required, it may also be located within internal front yards, but must be located outside of sight triangles, and may not exceed 4' in height. Fencing colors and materials shall be warm muted earth tones to deemphasize their presence. Materials may include pressure treated lumber or vinyl.
12. Topsoil may be removed from the project, provided that a sufficient volume of topsoil is retained on site to provide a minimum depth of 6" of topsoil in all lawn and planting areas, and any topsoil removed from the site remains within the municipality. All such calculations shall be provided to an approved by the Township Engineer.
13. Sidewalks shall be provided continuously along all existing street frontages.
14. Sidewalks shall conform with Residential Site Improvement Standards (RSIS) and shall be provided along street frontages and shall connect into the sites. Sidewalks shall also connect the various uses and components of the site.

# Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

- 15. All public sidewalks within rights of way, or on site within easements, shall comply with Public Right of Way Accessibilities Guideline (PROWAG) in all respects, with specific attention called to sidewalk widths and turn around areas.
- 16. Pedestrian sidewalks and cross access easements shall be provided where required by the Redevelopment Entity or Planning Board, to provide safe and efficient comprehensive pedestrian circulation throughout the site, and between various components of the site.
- 17. Where parking is provided perpendicular adjacent to sidewalks, sidewalks shall be a minimum of six (6) feet wide to provide for vehicle overhang and allow accessibility.
- 18. The maintenance of all parking spaces and parking lots, whether on private or common area property, or wholly or partially within a right-of-way, shall be the responsibility of the Homeowners Association, or the owner/management entity in the case of a multi-family rental property.
- 19. All yard requirements and limitations shall be set forth in the Homeowner Association documents, which shall be reviewed and approved by the Planning Board and Township professionals.
- 20. All trash pick-up shall occur between the hours of 7 AM and 7 PM.
- 21. All units with garages shall provide for trash and recyclable storage within garages. The container storage areas may not encroach into required parking spaces.
- 22. Common trash receptacles, compactors, and dumpster storage areas shall be provided for all units without garage area. These areas shall be effectively screened by a masonry enclosure, at least 6' in height, finished to complement the principal buildings, as shown in the image below. Enclosures shall be planted where practical to soften the appearance of the structure. Trash enclosure gates shall be constructed of a metal frame for durability, with a vinyl-fence panel or similar, in colors to complement the building.

## Refuse Enclosure Concept



## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

23. Trash enclosures may be permitted within internal front yards, but not within a perimeter buffer.
24. Retaining walls shall be warm, muted earth tone colors to deemphasize their presence. Wall capstones should be noted to be epoxied in place for safety.
25. The colors of all fencing and site amenities shall be coordinated with each other and with the building colors. This includes light poles and fixtures, bike racks, metal fencing, central mail box units, trash enclosure fencing, benches, tables, etc.
26. Complete construction details should be provided for all recreation area facilities and common site furnishings. This should include information to demonstrate compliance with the New Jersey Barrier Free Subcode.
27. Signage alerting leash law and clean-up is required by law. Dog waste stations and accompanying trash cans shall be provided at the recreation areas.
28. Covered bicycle parking shall be provided in conjunction with any units that do not have garages, at a rate of at least 1 bicycle per unit.

The enclosure shall be conveniently located within 100' of the building it serves, and shall have at least three sides, with forms, materials and colors to complement the building it serves. See image below.

### Bicycle Parking Enclosure Concept



29. A comprehensive maintenance plan shall be submitted to the Redevelopment Entity/Township Council for approval as a condition of Site Plan approval for all exterior areas. This plan shall identify the maintenance responsibilities and obligations of all entities developing the various site components.

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

30. Bicycle parking shall be provided in conjunction with all development as determined by the Planning Board.
31. Where any driveway of an attached unit is directly adjacent to a neighboring driveway, a decorative, 12" wide contrasting band of concrete pavers shall be provided to define the separation between the respective driveways at the property line.
32. The Redeveloper shall prepare and submit a detailed phasing plan for the overall construction project for review and approval by the Township, prior to the issuance of building permits or the commencement of any on site demolition or site work, whichever occurs first.

### **General Building Design Standards**

1. All buildings shall be designed to have an attractive, finished appearance from all public spaces and public streets, and shall employ traditional architectural forms, materials and colors that complement the architectural vernacular of the Township, and complement the other buildings on site and in the Redevelopment Area. The rear and side facades shall receive substantially consistent design and material treatments as the front facades.
2. Architecture Elevations and Floor Plans shall be substantially consistent with those provided in this Plan; and shall be approved in concept by the Redevelopment Entity/Township Council prior to any Site Plan or Subdivision Application submitted to the Planning Board, unless waived by the Redevelopment Entity/Township Council. This shall include all materials and colors depicted for all facades, depicted on full building strips.
3. High Visibility Facades/Buildings, as shown on the Concept Plan, shall employ a higher level of design and detailed as shown in the elevation exhibits above, focusing those buildings and facades that will be most visible from adjacent streets and existing residential uses.
4. All elevations of all unit types units should be accurately presented based upon the actual topographic conditions of the site, and should include versions showing any full or partial basements, if proposed. Exposed rear and side foundations of shall be architecturally treated with brick or stone masonry to match the front facades. Full length building strips should also be provided. All elevations shall include variations in siding material and/or color, and the introduction of band boards, and eave returns at gables to reduce visual mass.
5. Buildings shall be designed to avoid straight, unbroken façade lines and roof lines. Facades and rooflines shall have dimensional articulation in the façade or roof plane, not more than every 60 linear feet.
6. Building facades may be constructed of the following materials or approved simulated equivalent: natural or man-made brick and stone, wood, vinyl, or cementitious clapboard or shakes, wood beaded siding, and fiber cement clapboards or shingles.
7. Materials for visible pitched roofs shall be standing seam metal, dimensional asphalt shingle, or slate- either real or simulated.
8. Roof styles may include gable, hip, pent, and shed. Heavier roof styles such as mansard or gambrel (barn) roofs are prohibited.

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

9. To reduce building mass, pitched roofs should have a minimum average roof slope of 5 feet of rise for 12 feet of run (5:12). Flat roofs or areas of flat roof used for mechanical equipment as above, must be screened from view of public area, driveways, and parking lots. If flat roofs are provided, they will not comprise more than fifty (50) percent of the roof area, and the building will appear to have a full sloped roof when viewed from all sides.
10. All exterior building entrances are to be covered with a canopy, pent roof or other architectural feature; and these features are permitted to encroach into the minimum required yard setbacks as described above.
11. Building façades shall have fenestration and design elements including but not limited to decorative windows, operating windows, louvers, shutters, and/or window trim, to prevent large undifferentiated, façade areas of the same material.
12. Major building entrances shall be defined by architectural elements such as recesses, projected overhangs or similar features, and shall relate to the locations of adjacent buildings on site.
13. All window and door surrounds, corner boards and interfaces with siding materials shall have a minimum of 5/4"x4" nominal Azek or similar trim to complement the façade architecture. Band Boards shall also be 5/4 Azek or similar cellular PVC trim.
14. The garage floor plans should be dimensioned to demonstrate the required 9'x18' clear parking area(s). Nothing may encroach upon parking areas, including stairs, trash and recycling containers, required storage, etc. Stairs shall be shown accurately based upon the topography and the presence of basements, as applicable.
15. The following restrictions should be reflected in the HOA documents, and reflected in the deeds.
  - a. Where garage parking spaces are counted toward the RSIS parking requirements, such garages may not be converted to storage, living space, or any space other than parking.
  - b. No living space, office, den, loft, basement or other building area may be converted to an additional bedroom.
16. All buildings and structures on site shall utilize complementary architectural forms, colors and materials.
17. Building and mechanical equipment, including but not limited to HVAC, meters, grills, elevator cabinets, transformers and satellite dishes, shall be located to be visually shielded from adjacent roadways and properties to the extent allowed by utility companies.
18. Roof mounted mechanical equipment roof shall be screened, and not visible from adjacent sites or roadways.
19. All common pedestrian entryways or lobbies must be prominent, lighted, and separate from service entrances.
20. Architectural design will endeavor to minimize the visual impact of garage doors facing a public or neighborhood street by providing windows and decorative elements, such as but not limited to window, panels and hardware, and muted colors other than white to complement the architecture.

### Townhouse Design Standards

1. Affordable Townhouse front and rear facades shall provide offsets of at least 2', at a spacing of not more than two units having the same setback. Market Rate Townhouse facades shall have this offset for every unit.
2. Roof lines shall be varied and shall not include a continuous ridge line for more than two units in a row, with height changes or offsets of not less than 12". The articulation of the roof line shall include gables, dormers, offsets, and similar treatments.
3. At all end unit conditions of multiple unit structures, additional windows, bays, porches, fenestration, turned gables, band boards, and other architectural features shall be provided to enhance the architectural character of the end wall. This includes the provision of side entry end units with porches.
4. The site plans or architecture plans, as applicable, shall demonstrate adequate areas for the provision or storage of personal items such as bicycles, strollers, etc. of at least 250 Cubic feet per Market Rate unit, and 125 Cubic feet per Affordable unit. This may be accommodated within the units, or within common storage areas.
5. Patios or decks at Market Rate units shall be at least 8'x12' in area. Patios or decks at Affordable units shall be at least 8'x10' in area. Units without door access to a rear yard are exempt from this requirement, provided that common sitting areas are provided within 100' of the building.
6. Upper floor decks are not permitted. If a walkout basement condition is approved as part of the site plan, those units will have a deck at the main living level, above the walkout basement.
7. Deck structures, stairs, railings, decking and visible portions of the support structure shall be detailed to complement the building architecture. All decks shall be in a single style, or two complementary styles to be determined at the time of Site Plan Approval. These standards shall be reflected in the HOA documents.
8. For Townhouse units with rear patios or decks, privacy fencing shall be provided and shall extend 8' to 10' from the rear façade, and may be up to 6' in height above grade.
9. Rear yard unit fencing is permitted for the market rate townhouse units, and may be 5' in height, or up to 6' in height if expressly approved by the Planning Board.
10. No fencing may extend forward of the rear building line for townhouse units.
11. All yard fencing must be one or two complementary styles, in a single muted earth tone color, to complement the architecture. All fences shall be detailed on the Site Plans, and included in the HOA documents.
12. Deer fences are not permitted per §513:F-8.
13. No pools, spas or hot tubs, sheds or other structures are permitted on Townhouse lots.

### Sustainable Building Practices- All Components

To the extent feasible, sustainable site and building practices are encouraged to reduce a project's dependency upon natural resources. These practices may include, but are not limited to, the following:

## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

1. Orient buildings to maximize solar gain in the winter and shade in the summer; include vegetated wind breaks and sun screens;
2. Where practical, plant native or naturalized vegetation to minimize water, pesticide and herbicide usage and to create foraging opportunities for wildlife;
3. Install operable windows, awnings, shading devices and roof vents to reduce reliance on HVAC units;
4. Maximize daylight in living spaces to reduce reliance on artificial lighting;
5. Maximize building and window insulation to conserve energy and reduce energy costs;
6. Encourage the use of recycled building and site materials and recycle construction debris;
7. Create shaded parking areas to reduce reliance on automotive air conditioning;
8. Create opportunities for bicyclists and pedestrianism to reduce reliance on automobiles including shaded sidewalks, benches, bike lanes and bike racks;
9. All development projects are required to install electric vehicle charging stations, as defined in the LRHL, as required by N.J.S.A. 40A:12A-7(a)(8), which provides for consideration of locations for EV charging infrastructure.

### Landscaping

To promote a desirable visual environment through creative techniques and good civic design and arrangements; and to promote the conservation of open space and valuable natural resources in the Township, all redevelopment shall comply with the landscape standards set forth in **Chapter DR- Development Regulations**, and the standards below, or provide a more appropriate design relative to the specific aspects of a particular site to be approved by the Planning Board.

1. All areas shall be designed to enhance the visual quality of the site; provide safe vehicular and pedestrian circulation; protect against potential natural and man-made hazards in a manner which will promote the public health, safety and general welfare.
2. The use of native and naturalized vegetation shall be maximized to reduce water consumption, pesticide and herbicide usage and to create habitat and foraging opportunities for wildlife.
3. The provisions of Section 520.C. relating to landscaping in parking areas is not applicable to the redevelopment area.
4. Shade trees shall be planted around the perimeter of parking areas at a rate of 1 tree per 10 spaces.
5. Buffers shall include a variety of plant materials with a predominance of evergreen trees planted generally along the ridge of the berms to maximize the buffer screening. The planting requirements are set forth under the "Landscaping" section below.

Buffering of adjacent uses, roadways and zones is critical and includes those residential properties adjacent to the site as described above and perimeter road buffers.

These buffers shall include berms with naturalized masses of predominantly evergreen trees, with layers of evergreen and deciduous shrubs, as well as ornamental and shade trees. Per each 100 linear feet of buffer, the following shall be provided:

**Redevelopment Plan- Landings at Kirby’s Mill Medford Township, NJ**

<u>Plant Type</u>	<u>Required/100 LF</u>	<u>Size</u>
Evergreen Trees	8	6-8’ Ht.; (25% shall be 8-10’ Ht.)
Shade Trees	2	2.5” Caliper
Ornamental Trees	3	8-10’ Ht.
Evergreen Shrubs	25	24” Ht.
Deciduous Shrubs	15	24” Ht.

These quantities may be reduced where adequate evergreen vegetation exists to meet the buffering objective, subject to approval by the Planning Board.

Where berming is not permitted due to the presence of Freshwater Wetlands and/or Transition Areas, a modified buffer planting of native tree and shrub plantings is required, consistent with NJDEP regulations. If not permitted by NJDEP, a modified landscape buffer configuration and planting design must be provided to achieve the buffering intent.

6. Street trees, parking lot trees and trees near walkways shall be single trunk, full, and uniform specimens, and shall have branching not lower than 6’ above grade to avoid conflicts with pedestrians, vehicles, or signs. Trees within any sight triangle shall be pruned to a 7’ branching height, and such locations shall be approved by the Board Engineer.
7. 6” of topsoil shall be provided in all lawn and planting areas.
8. All dead or severely declining plants shall be replanted within the next growing season during the performance and maintenance bond periods.
9. Individual lot landscaping plans shall be provided on the site development plans. The number of trees and shrubs and size of material provided shall be identified as part of the site plan review on a landscape plan, provided as follows:
  - a. Market Rate Townhouse Lot- 1 shade or ornamental tree, 7 shrubs, and 9 perennials
  - b. For Affordable units located on a common lot, shade or ornamental trees, shrubs, and perennials shall be provided around the building at a similar intensity to the Market Rate Townhouse lot plantings set forth above.
10. Maintenance of landscape areas is a crucial part of any land development and must be addressed for all exterior areas of the Redevelopment Area. Specifications for the perpetual maintenance of all outdoor areas on site to assure a safe and attractive environment and to promote healthy growth of all plant materials shall be provided. This shall include identification of the parties responsible for said maintenance.
11. All common yard areas shall be maintained by the Homeowners Association or management entity, not individual property owners.
12. All plants shall be planted in accordance with appropriate Planting Details and notes, to ensure the proper installation, survival and growth of all plantings.
13. Tree varieties should be utilized which exhibit desirable characteristics, such as full symmetrical form, deep noninvasive root system and tolerance of potential drought conditions and road salt.
14. No tree shall interfere with utilities, roadways, sidewalks, street or parking lot lighting, sight distances, driveway aprons or fire hydrants.

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

15. Replacement trees shall conform to the type of originally planted tree in a given area, provided that, if any deviation is anticipated, it must be done only with the written permission from the Township Planner/Landscape Architect.
16. All plant material and landscaping shall be guaranteed under a performance bond, and a 2 year maintenance bond.
17. Recently adopted fire code revisions, (NJAC 305.6), prohibit the use of combustible landscape materials/mulch within 18" of certain buildings and structures. The plans should address compliance with notes and/or details.
18. All Buffers, and unit front and side yards shall be sodded, as well as all areas within 20' of roads, driveways, parking areas and recreation amenities. Rear yards and other common areas may be seeded.
19. Automatic underground irrigation systems should be considered for highly visible planted areas of the site, such as vehicular access points and office entrance areas. All sodded areas shall be irrigated. Irrigation systems shall be designed to maximize water usage efficiency by minimizing evaporation and overspray. Rain sensors or soil moisture sensors are required to conserve water by reducing the unnecessary over watering of plantings.
20. Agricultural field areas including wetlands, buffer/transition areas, and other regulated areas that are to remain undeveloped shall be overseeded with native grass and wildflower meadow species that will be beneficial to local and migratory songbird species, pollinators and other species, to the extent permitted by regulatory agencies.

Detailed maintenance and establishment specifications shall be provided at the time of site plan approval. The design shall also include the installation of 1" caliper tree whips/saplings and 24" tubelings, in equal proportions, at a rate of 1 tree per 1,000 SF of undeveloped area to be established as meadow. These trees shall be planted in naturalized clusters.

### **Lighting**

1. All areas shall receive adequate but not excessive illumination in accordance with applicable Township Ordinances, and IESNA recommendations.
2. All exterior lighting shall be full cut-off or dark sky compliant fixtures, except for accent lighting expressly approved by the Planning Board.
3. All light fixtures shall have a correlated color temperature of 3,000° Kelvin, or less. LED fixtures are permitted.
4. Pole mounted and building mounted lights may not exceed 30 feet in height.
5. Lighting should be reduced or turned off overnight, or reduced to security levels where practicable. This does not apply to street lighting, or residential parking areas.
6. Lighting shall not exceed 0.0 foot-candles off site at any property line in common with an adjacent residential use or residential Zoning District.

## **VII. Affordable Housing, Property Acquisition, & Relocation**

### **Affordable Housing**

There are no existing or proposed affordable housing units to be removed in conjunction with this Redevelopment Plan, so no replacement plan is required.

Affordable housing units are to be provided as established herein.

### **Identification of Proposed Property Acquisitions**

The **Redevelopment Area** has been determined to be a Redevelopment Area, *without Condemnation*. There are no proposed property acquisitions contemplated or permitted.

### **Temporary/ Permanent Resident Relocation**

The Redevelopment Area is not occupied by residents or housing of any type. Therefore, no resident relocation is necessary.

## **VIII. Plan Relationship to Definitive Local Objectives**

### **Contiguous Municipalities**

The municipalities contiguous to Medford Township include the Townships of Evesham, Mt. Laurel, Lumberton, Southampton, Tabernacle, Shamong, and Waterford, and the Borough of Medford Lakes, which is surrounded entirely by Medford.

The Redevelopment Area is located within the northeastern portion of the Township, approximately 1 mile from the Southampton Township border, and approximately 1 mile from Lumberton Township. The implementation of this Redevelopment Plan is not anticipated to have any significant adverse impact on the adjacent municipalities.

To the contrary, the Redevelopment Plan satisfies Medford's constitutional obligation to provide their fair share of the *region's* affordable housing needs.

### **Burlington County**

Burlington County does not have a county master plan, but provides corridor studies, farmland preservation and open space plans, none of which are applicable to the Redevelopment Area. The County has generally relied upon the New Jersey State Development and Redevelopment Plan and the Pinelands CMP for its land use policy for the county as a whole. Burlington County is the largest county in the State of New Jersey, consisting of 819 square miles.

It should be noted that the Redevelopment Area has County Road frontage, and all projects must comply with County standards for development, as applicable, and will require approval from Burlington County.

### **NJ State Plan and Smart Growth Planning Areas**

According to the 2025 State Development and Redevelopment Plan (SDRP) the developed portion of the Redevelopment Area is located within the Rural (PA4) Planning Area. According to the SDRP, the intent of the Rural Planning Area (PA4) is to:

# Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

- 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.

## IX. Administrative and Procedural Requirements

### Compliance with Affordable Housing Obligation

Exactly 40 Stacked Townhouse units shall be designated as affordable housing units as set forth above.

All affordable housing units will be designed, developed, constructed, administered and restricted in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., applicable Council on Affordable Housing regulations, any orders of the court including a Judgement of Compliance and Repose Order (“JOR Order”) and any amendments to same, the Township’s Affordable Housing Ordinance, the requirements of the Uniform Housing Affordability Controls (‘UHAC’) at N.J.A.C. 5:80-26.1 et seq. and any other applicable law. These requirements include, but are not limited to, phasing, affirmative marketing, pricing, bedroom distribution, low/mod split, affordability controls and long-term administration by a qualified and experience Administrative Agent.

These affordable housing provisions shall be expressly set forth in a Redevelopment Agreement.

### Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Governing Body may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate, following the required procedures of the LHRL.

### Duration of the Redevelopment Plan

The Redevelopment Plan, which may be amended, shall be in full force and effect for a period of thirty (30) years from the date of approval of the Redevelopment Plan.

### Redevelopment Entity

The Township Council of the Township of Medford shall serve as the redevelopment entity.

### **Redeveloper Selection**

The Township Council/Redevelopment Entity may designate qualified redeveloper(s) to undertake work to implement the provisions of this Redevelopment Plan, in accordance with the provisions set forth in the Local Redevelopment and Housing Law (LRHL).

### **Redevelopment Plan Effectuation**

Upon the adoption of this redevelopment plan pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), as set forth in 40A:12A-8 Effectuation of development plan; the Township Council/Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the Township Council /Redevelopment Entity may:

- a. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29).
- b. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22).
- c. As this is a redevelopment area, without condemnations, the powers of Eminent Domain authorized under the LRHL and Eminent Domain Act are not available.
- d. Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- e. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
- f. Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area.
- g. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.), lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.

## Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ

- h. Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this act.
- i. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area.
- j. Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
- k. Request that the planning board recommend and governing body designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas.
- l. Study the recommendations of the planning board or governing body for redevelopment of the area.
- m. Publish and disseminate information concerning any redevelopment area, plan or project.
- n. Do all things necessary or convenient to carry out its powers.

### Redevelopment Agreement(s)

As permitted by the Local Redevelopment and Housing Law (LRHL), the Redevelopment Entity shall enter into a Redevelopment Agreement with the designated Redeveloper(s), which Agreement ***may include*** negotiation of long-term financial agreements and/or tax abatement, and shall be consistent with the provisions of at 40A:12A-8, as follows:

- a. All agreements, leases, deeds and other instruments from or between a municipality or redevelopment entity and to or with a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan; a provision requiring the redeveloper to begin the building of the improvements for those uses within a period of time which the municipality or redevelopment entity fixes as reasonable; a provision that the redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area or project, or any part thereof, without the written consent of the municipality or redevelopment entity; a provision that upon completion of the required improvements, the conditions determined to exist at the time the area was determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements thereon shall no longer be subject to eminent domain as a result of those determinations; and any other covenants, provisions and continuing controls as may be deemed necessary to effectuate the purposes of this act. The aforesaid covenants, provisions and controls shall be deemed satisfied upon termination of the agreements and covenants entered into by the redeveloper to construct the improvements and to perform the redevelopment. The rights of any third party acquired prior to termination of the agreements, including, but not limited to, any tax exemption or

## **Redevelopment Plan- Landings at Kirby's Mill Medford Township, NJ**

abatement granted pursuant to law, shall not be negatively affected by termination and satisfaction of the covenants.

- b. A lease to a redeveloper may provide that all improvements shall become the property of the municipality or redevelopment entity. The execution of a lease with that provision shall not impose upon the municipality or redevelopment entity any liability for the financing, construction, management or operation of any redevelopment project, or any part thereof.

### **Severability**

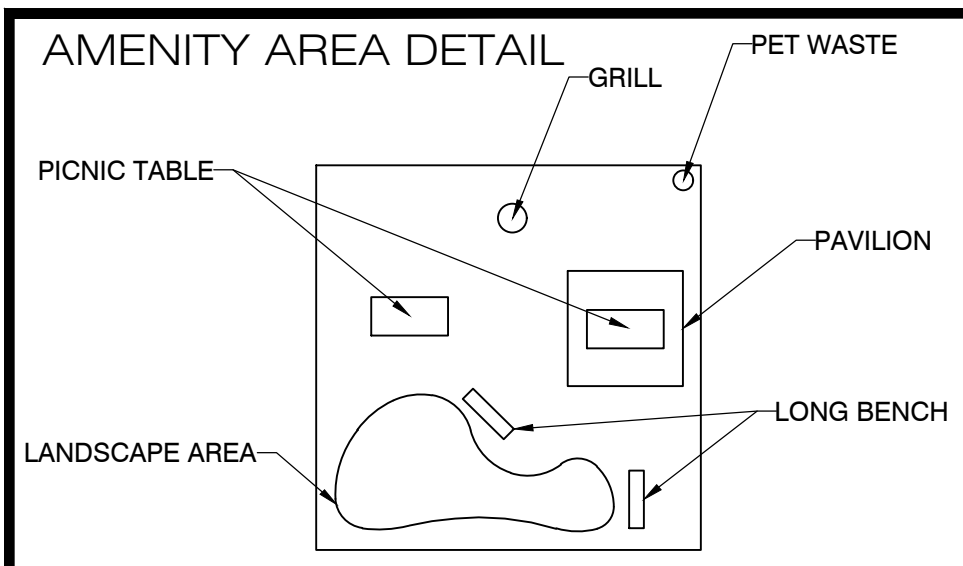
If any provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall apply only to the provision so adjudged and the remainder of the Plan shall be deemed valid and effective.

### **Appendices-** Inserted on the Following Pages.

**Appendix A-** Concept 15 Plan, prepared by vhb Engineers, dated February 26, 2026.

**Appendix B-** Temporary Model Home, Trailer, and Signage Exhibit, prepared by vhb Engineers, dated February 26, 2026.

**Appendix C-** Building Elevations and Floor Plans, prepared by DR Horton/Wade Architecture & Holliday Architects, bearing various dates.



PROPOSED BIKE PATH (TYP.)  
TO BE DEDICATED TO TWP OR COUNTY  
(SUBJECT TO WETLANDS PERMITTING  
& BUFFER AVERAGING)

BLOCK 302 LOT 27

PROPOSED BERM (TYP.)  
(SUBJECT TO WETLANDS PERMITTING  
& BUFFER AVERAGING)

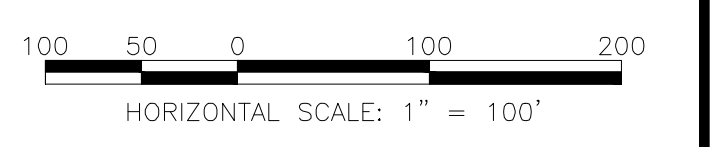
50' WETLANDS  
BUFFER (TYP.)

50' BUILDING  
SETBACK (TYP.)

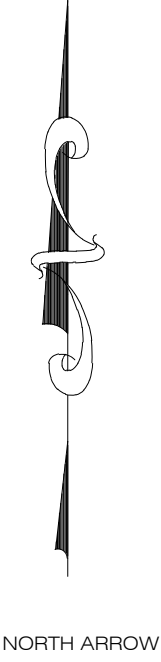
20' WIDE EMERGENCY  
VEHICLE ACCESS POINT  
AND EASEMENT

FOSTERTOWN ROAD

- 198 Total Units
- 158 Fee Simple Market Rate 'Crofton II' or 'Taylor' Townhouses With Optional Basement
- 2-Story, 28' x 60' 4-Bedroom Townhouses With Optional Deck/Patio
- 40 Affordable Rental Stacked Condo 'Olivia' Units
- 2-Story Building, 24'x54' (3) Bedroom Family Rental Units
- HIGH VISIBILITY FACADES
- Roadway Design
- 50' Right-of-way with a 24' Curbed Roadway
- Layout Design
- 50' Perimeter Buffer
- 50' Building Separation
- 20' Front Setback
- Base Information
- Township Tax maps
- Aerial image provided by BingMaps



Know what's Below.  
Call before you dig.



NO.	DATE	ISSUE OR REVISION	BY
3	02.24.2026	REV. PER ADDITIONAL COMMENTS	CGT
2	02.13.2026	REV. PER ADDITIONAL COMMENTS	BLK
1	02.04.2026	REV. PER ADDITIONAL COMMENTS	BLK

REVISIONS

PROJECT:  
**THE LANDINGS AT KIRBY'S MILL**

LOCATION:  
BLOCK 302, LOTS 28.02 & 39.03  
MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NJ

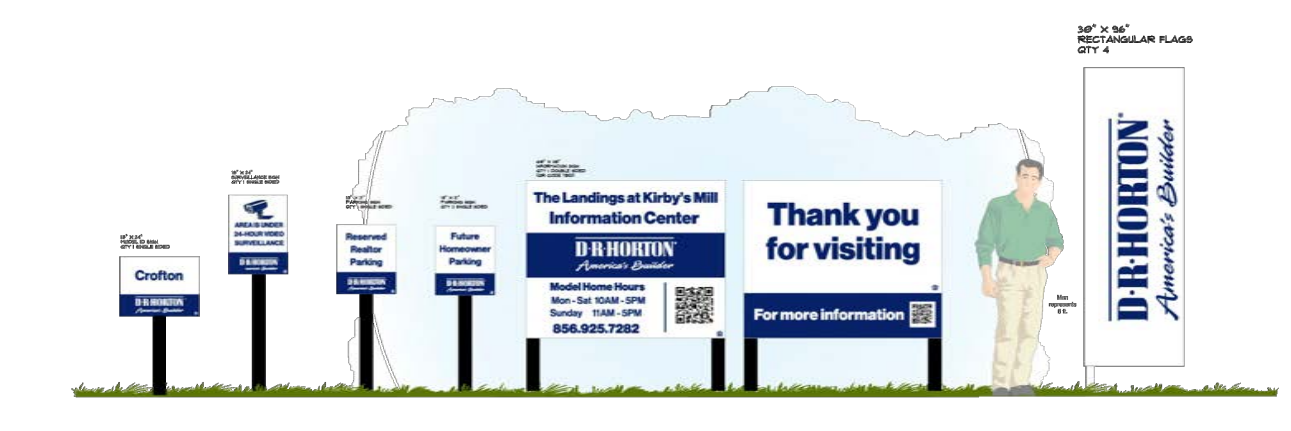
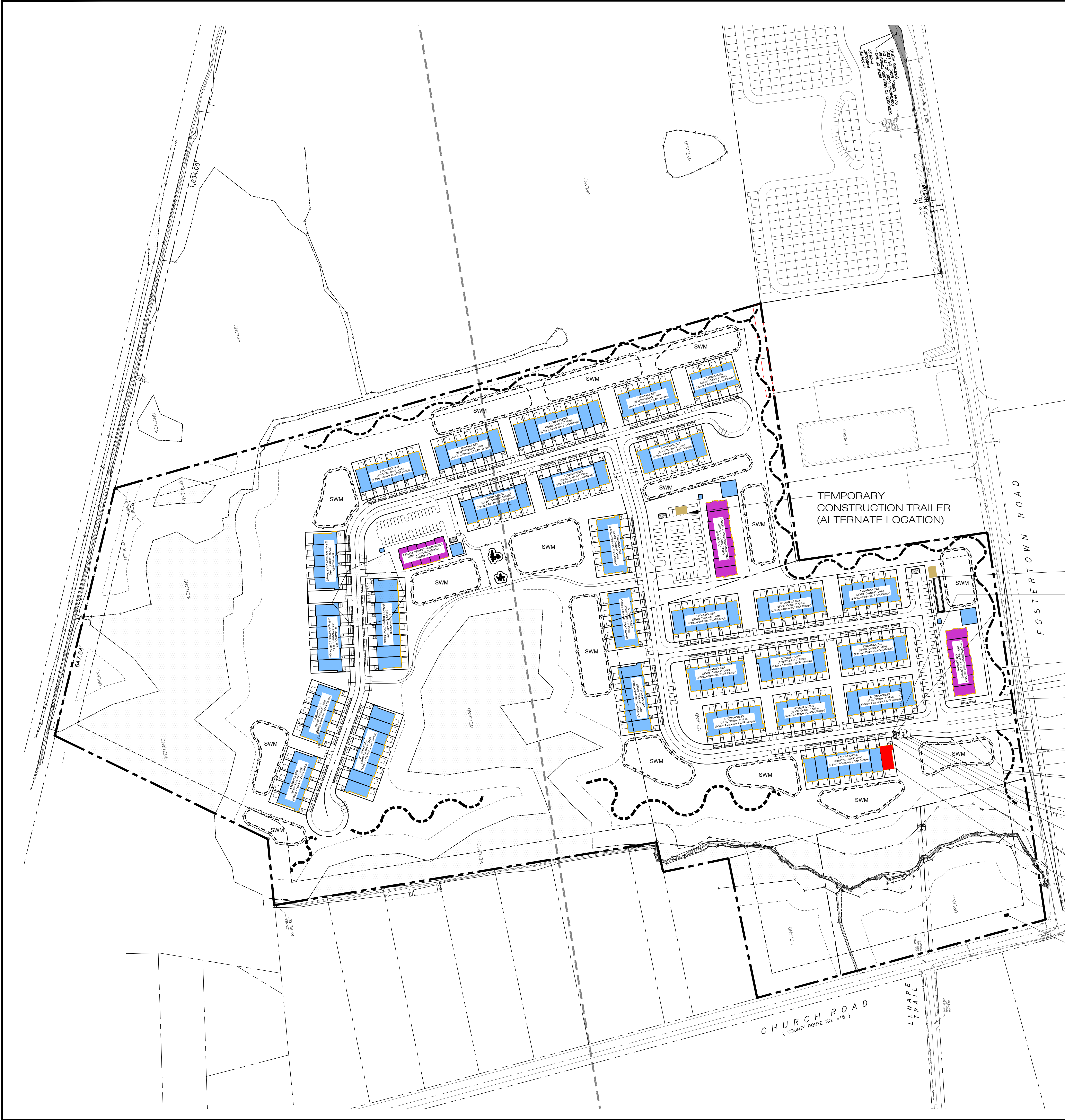
DRAWING TITLE:  
**CONCEPT 17**

**JOSEPH D. HANRAHAN**  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER 40339  
NJ LICENSE NUMBER 76067  
PA LICENSE NUMBER 43422  
CT LICENSE NUMBER 28350

DRAWN BY: PC	CHECKED BY: JDH	DRAWING NUMBER:
SCALE: 1" = 100'	DATE: 01.21.26	SHEET 1 OF 1

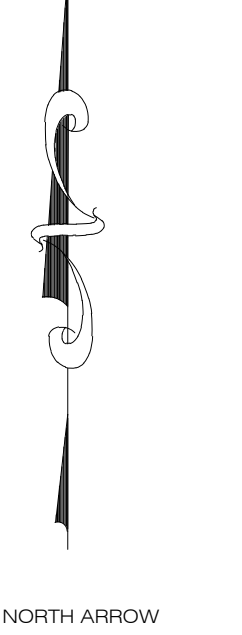
NOTE:  
THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND IS SUBJECT TO DUE DILIGENCE, DETAILED ZONING REVIEW AND SITE PLANNING DESIGN PROCESS INCLUDING, BUT NOT LIMITED TO UTILITY, DRAINAGE, ENVIRONMENTAL, SURVEY, AND GEOTECHNICAL INVESTIGATIONS, ETC.

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



- TEMPORARY CONSTRUCTION TRAILER
- 60"x48" INFORMATIONAL SIGN
- 18"x24" MODEL ID SIGN
- TWO (2) TEMPORARY 8' FLAGS
- ENTRY MONUMENT
- TWO (2) TEMPORARY 3'X3' LIFESTYLE SIGNS
- ONE (1) TEMPORARY 4'X8' SITE ID SIGN
- TWO (2) TEMPORARY 8' FLAGS
- TWO (2) TEMPORARY 3'X3' LIFESTYLE SIGNS
- TEMPORARY MODEL HOME PARKING (4 SPOT WITH 1 ADA CLOSEST TO MODEL)
- 18"x21" FUTURE HOMEOWNER PARKING & RESERVED REALTOR PARKING SIGNS
- ADA PARKING SPOT
- 18"x24" SURVEILLANCE SIGN
- MODEL HOME
- ONE (1) TEMPORARY 4'X8' SITE ID SIGN

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



NO.	DATE	ISSUE OR REVISION	BY
REVISIONS			

PROJECT:  
**THE LANDINGS AT KIRBY'S MILL**

LOCATION:  
BLOCK 302, LOTS 28.02 & 39.03  
MEDFORD TOWNSHIP  
BURLINGTON COUNTY, NJ

DRAWING TITLE:  
**TEMPORARY SIGNAGE & MODEL EXHIBIT**

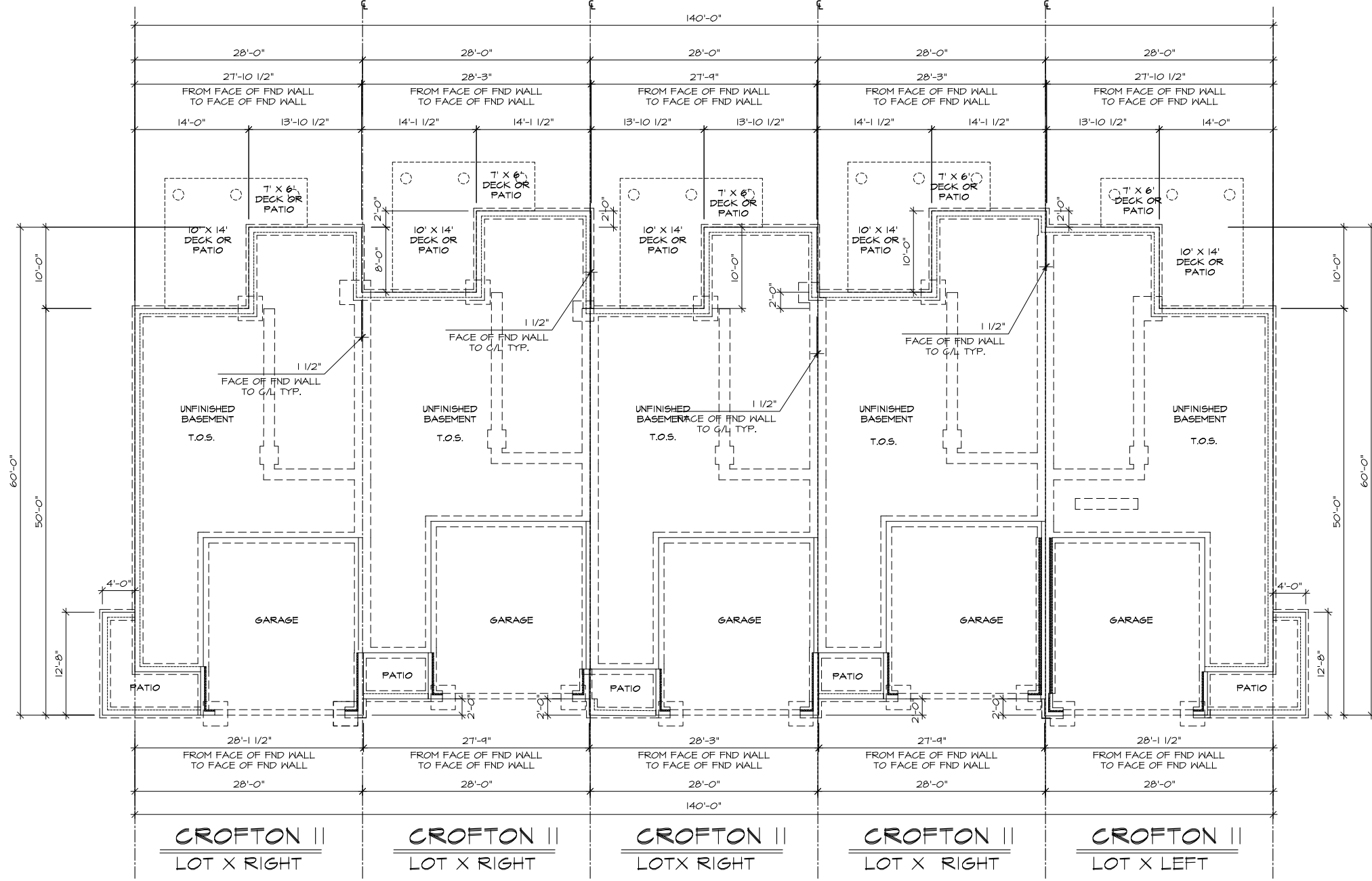
**JOSEPH PANRAHAN**  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER 40339  
EXPIRES 12/31/2024  
LICENSE NUMBER 76067  
EXPIRES 12/31/2024  
LICENSE NUMBER 43422  
EXPIRES 12/31/2024  
LICENSE NUMBER 28350  
EXPIRES 12/31/2024

DRAWN BY: PC	CHECKED BY: JDH	DRAWING NUMBER:
SCALE: 1" = 100'		
JOB NUMBER: 23143	DATE: 02.09.26	SHEET 1 OF 1

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



4'-0" CROFTON T3B3 (HI-VIZ) (RIGHT-HAND) CROFTON U3B3 (HI-VIZ) (RIGHT-HAND) CROFTON S3B3 (HI-VIZ) (RIGHT-HAND) CROFTON U3B3 (HI-VIZ) (RIGHT-HAND) CROFTON T3B3 (HI-VIZ) (LEFT-HAND) 4'-0"



CROFTON || LOT X RIGHT CROFTON || LOT X RIGHT CROFTON || LOT X RIGHT CROFTON || LOT X RIGHT CROFTON || LOT X LEFT

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D.R. HOBSON**  
America's Builder

DRAWN BY: WADE  
DATE: 02.10.26  
PROJECT NO. ---  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME: TDG PARK VIEW/EPS MEDFORD NJ  
DRAWING TITLE: CROFTON II-BUILDING STRIP W/ BSMT HI-VIZ ELE. & PLAN

SHEET No.  
**3A**



REAR ELEVATION (HI-VIZ)  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION (HI VIZ)  
CROFTON II IN-GROUND BASEMENT HI VIZ



RIGHT SIDE ELEVATION (HI-VIZ)  
IN-GROUND BASEMENT- WATERTABLE



REAR ELEVATION (HI-VIZ)  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION (HI VIZ)  
CROFTON II WALK-OUT BASEMENT HI VIZ



LEFT SIDE ELEVATION (HI-VIZ)  
IN-GROUND BASEMENT-WATERTABLE



LEFT SIDE ELEVATION (HI-VIZ)  
WALK-OUT BASEMENT-WATERTABLE



RIGHT SIDE ELEVATION (HI-VIZ)  
WALK-OUT BASEMENT- WATERTABLE

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HOBION**  
*America's Builder*

DRAWN BY:  
WADE  
DATE: 02.10.26  
PROJECT NO. -----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME: TDG PARK VIEW / EPS MEDFORD NJ  
DRAWING TITLE: CROFTON II-BUILDING STRIP HI-VIZ BSMT CONDITIONS

SHEET No.

33

2/26/2026

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HOBION**  
*America's Builder*

DRAWN BY:  
WADE  
DATE: 02.10.26  
PROJECT NO. \_\_\_\_\_  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
**TDG PARK VIEV /EPS MEDFORD NJ**  
DRAWING TITLE  
**CROFTON II-BUILDING STRIP  
HI-VIZ SLAB ON GR. ELE**

SHEET No.  
**30**





REAR ELEVATION  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION  
CROFTON II IN-GROUND BASEMENT

REAR ELEVATION  
CROFTON II IN-GROUND BASEMENT



RIGHT SIDE ELEVATION  
IN-GROUND BASEMENT



REAR ELEVATION  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION  
CROFTON II WALK-OUT BASEMENT

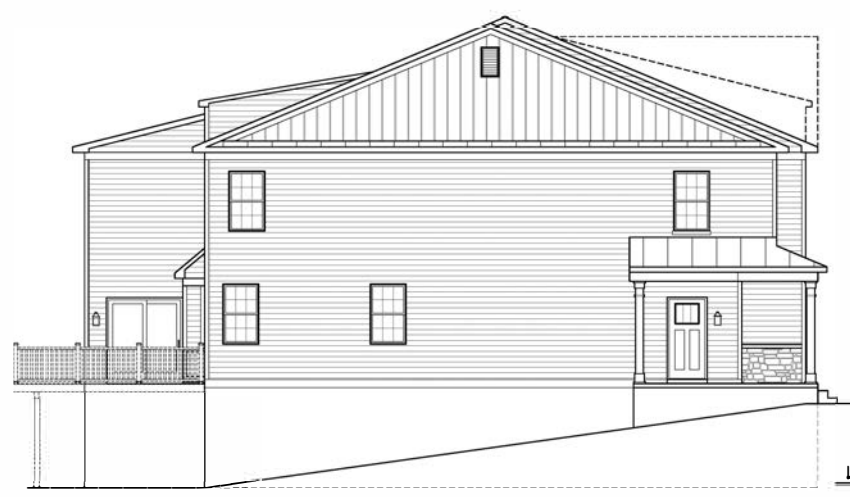
REAR ELEVATION  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION  
CROFTON II WALK-OUT BASEMENT

REAR ELEVATION  
CROFTON II WALK-OUT BASEMENT



LEFT SIDE ELEVATION  
IN-GROUND BASEMENT



LEFT SIDE ELEVATION  
WALK-OUT BASEMENT



RIGHT SIDE ELEVATION  
WALK-OUT BASEMENT

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HORION**  
*America's Builder*

DRAWN BY:  
WADE  
DATE:  
02.10.26  
PROJECT NO.  
-----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
TDG PARK VIEV / EPS MEDFORD NJ  
DRAWING TITLE  
CROFTON II-BUILDING STRIP  
W/ BSMT ELEVATIONS

SHEET No.  
**3D**



2/26/2026

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HOBION**  
*America's Builder*

DRAWN BY:  
WADE

DATE:  
02.10.26

PROJECT NO.  
-----

11 X 17 SCALE  
1/8" = 1'-0"

24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
**TDG PARK VIEW / EPS MEDFORD NJ**

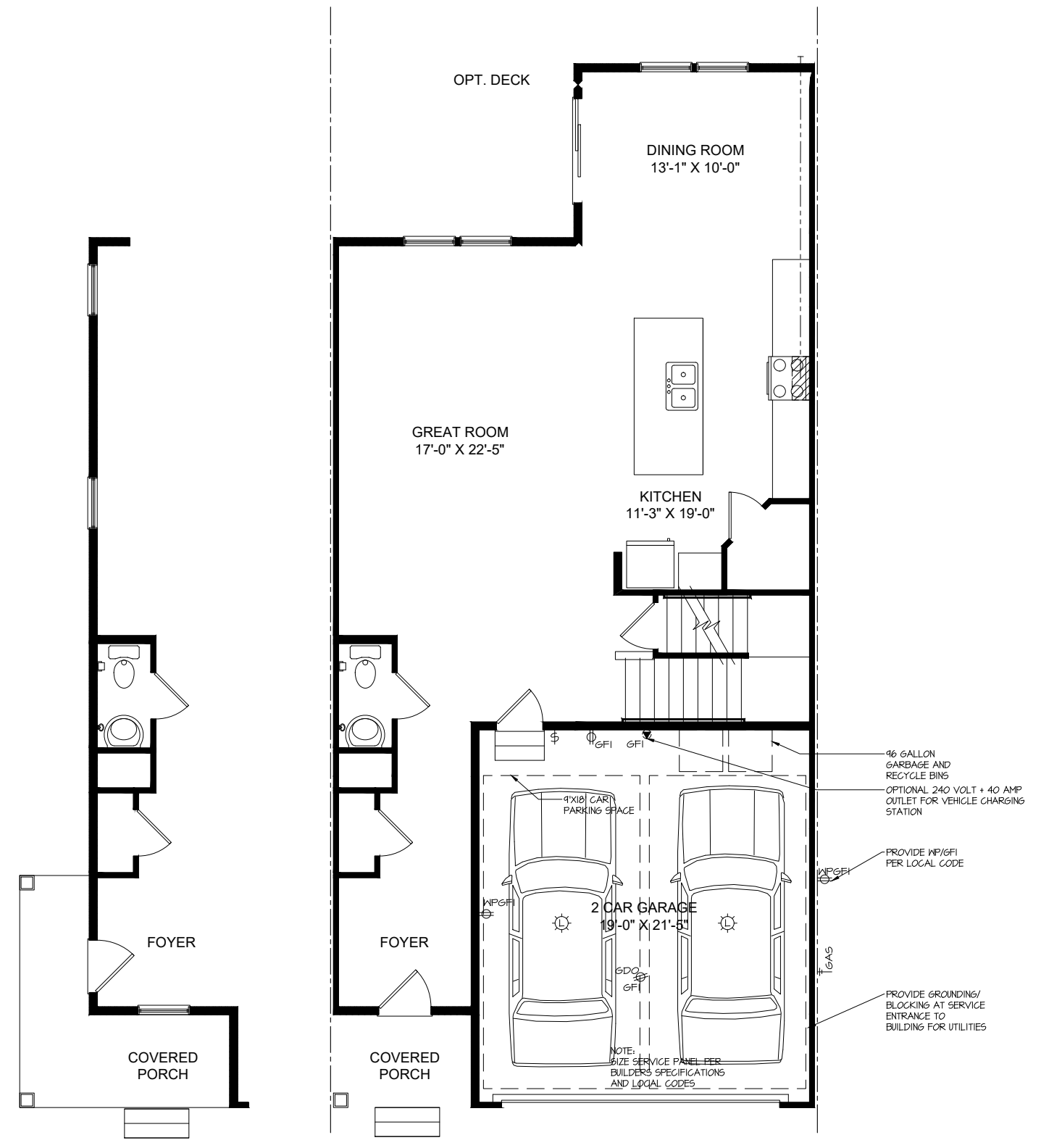
DRAWING TITLE  
**CROFTON II-BUILDING STRIP  
SLAB ON GR. ELEVATIONS**

SHEET No.  
**3**

DRAWN BY:	D. MAYA
DATE:	02-26-26
PROJECT NO.:	DT49
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

HOUSE NAME:	MEDFORD - CROFTON II
DRAWING TITLE	

SHEET No.	C7-2
-----------	------



END UNIT CONDITION  
ALT. STAIRWELL

FIRST FLOOR PLAN



BASEMENT

FIRST FLOOR

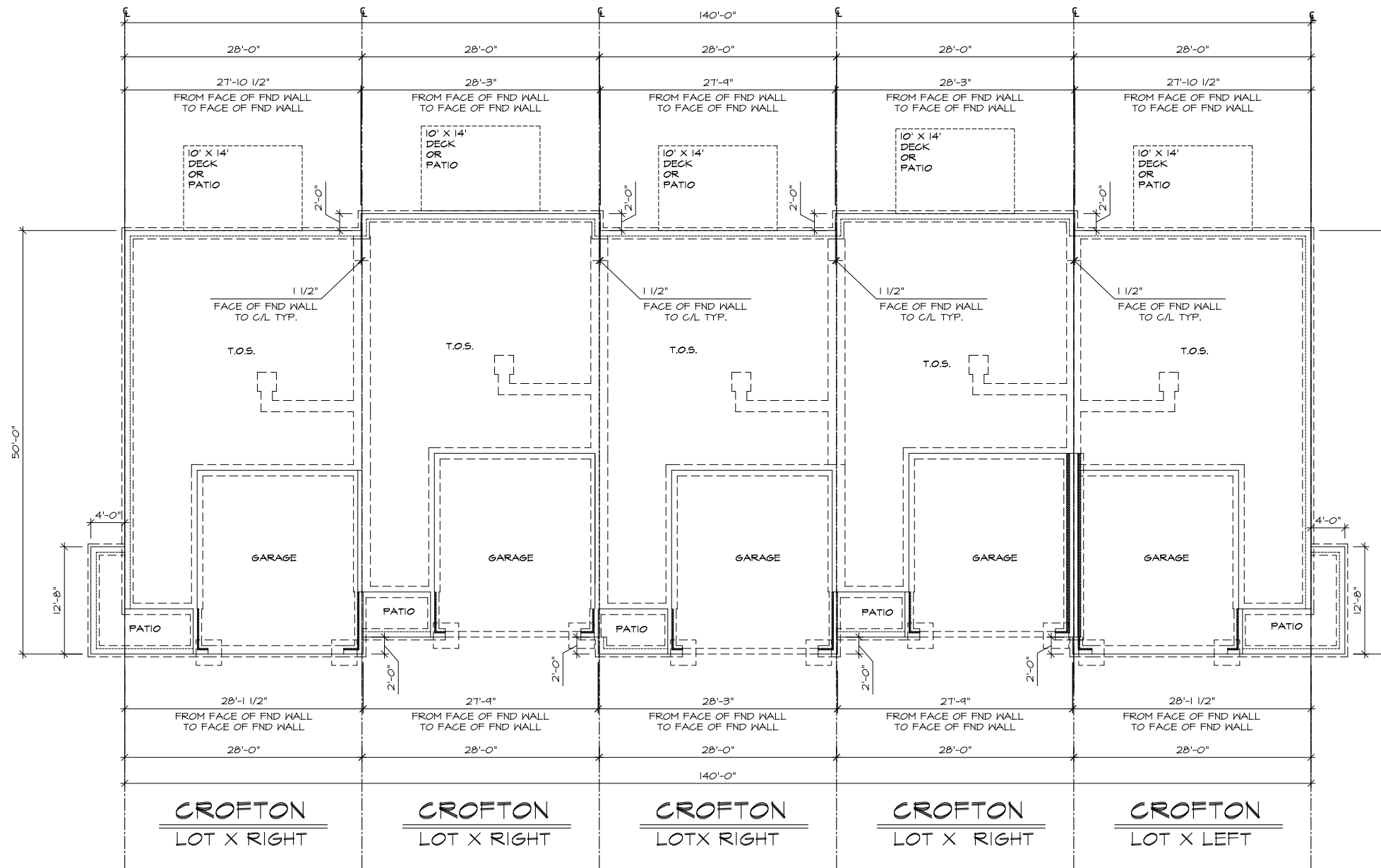
SECOND FLOOR

DRHORTON.COM

D.R. Horton is equal housing opportunity builder. Windows per plan can vary. With basement foundations, water heaters and HVAC systems will be relocated from the first or second floors, as specified per plan. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates



4'-0" CROFTON T3B3 HI-VIZ (RIGHT-HAND) 28'-0" CROFTON U3B3 HI-VIZ (RIGHT-HAND) 28'-0" CROFTON S3B3 HI-VIZ (RIGHT-HAND) 140'-0" 28'-0" CROFTON U3B3 HI-VIZ (RIGHT-HAND) 28'-0" CROFTON T3B3 HI-VIZ (LEFT-HAND) 4'-0"



CROFTON LOT X RIGHT

CROFTON LOT X RIGHT

CROFTON LOTX RIGHT

CROFTON LOT X RIGHT

CROFTON LOT X LEFT

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D.R. HORION**  
America's Builder

DRAWN BY: WADE  
DATE: 02.10.26  
PROJECT NO.:  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME: TDG PARK VIEW/EPS MEDFORD NJ  
DRAWING TITLE: CROFTON - BUILDING STRIP FRONT EL. & PLAN W/ BSMT

SHEET No.  
**2A**

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D.R. HOHON**  
*America's Builder*

DRAWN BY:  
WADE  
DATE: 02.10.26  
PROJECT NO. \_\_\_\_\_  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME: TDG PARK VIEW / EPS MEDFORD NJ  
DRAWING TITLE: CROFTON W/ BSMT  
HI-VIZ SIDE & REAR ELE.

SHEET No.  
**2B**



REAR ELEVATION (HI VIZ)  
CROFTON- IN GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON- IN GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON- IN GROUND BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON- IN GROUND BASEMENT

REAR ELEVATION (HI VIZ)  
CROFTON- IN GROUND BASEMENT



LEFT SIDE ELEVATION - IN GROUND BASEMENT  
CROFTON HI VIZ



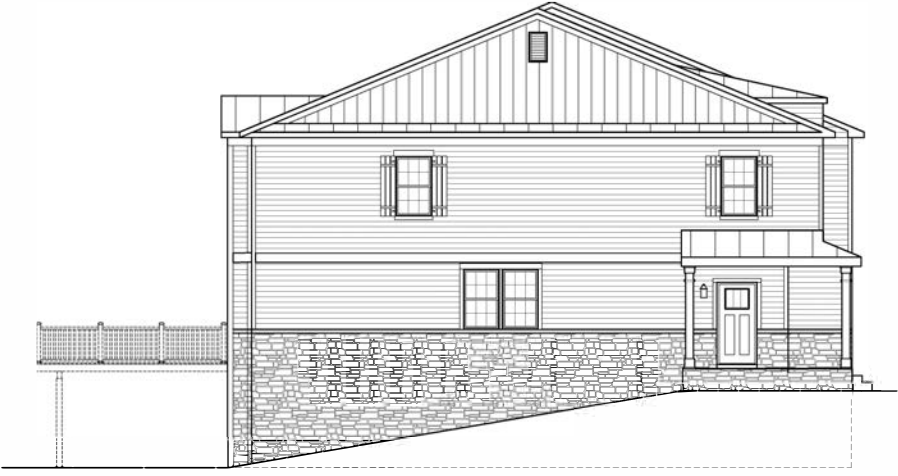
REAR ELEVATION (HI-VIZ)  
CROFTON-WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON-WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON-WALK-OUT BASEMENT

REAR ELEVATION (HI-VIZ)  
CROFTON-WALK-OUT BASEMENT

REAR ELEVATION (HI VIZ)  
CROFTON-WALK-OUT BASEMENT



LEFT SIDE ELEVATION - WALK-OUT BASEMENT  
CROFTON HI VIZ



RIGHT SIDE ELEVATION- IN GROUND BASEMENT  
CROFTON HI VIZ



RIGHT SIDE ELEVATION - WALK-OUT BASEMENT  
CROFTON HI VIZ



RIGHT SIDE ELEVATION (SLAB ON GRADE)  
CROFTON HI VIZ



LEFT SIDE ELEVATION (SLAB ON GRADE)  
CROFTON HI VIZ



CROFTON T3B3 (HI-VIZ)  
RIGHT HAND - SLAB ON GRADE

CROFTON U3B3 (HI-VIZ)  
RIGHT HAND - SLAB ON GRADE

CROFTON S3B3 (HI-VIZ)  
RIGHT HAND - SLAB ON GRADE

CROFTON U3B3 (HI-VIZ)  
RIGHT HAND - SLAB ON GRADE

CROFTON T3B3 (HI-VIZ)  
LEFT HAND - SLAB ON GRADE

4'-0"

4'-0"



REAR ELEVATION (HI-VIZ)  
CROFTON - SLAB ON GRADE

REAR ELEVATION (HI-VIZ)  
CROFTON - SLAB ON GRADE

REAR ELEVATION (HI-VIZ)  
CROFTON - SLAB ON GRADE

REAR ELEVATION (HI-VIZ)  
CROFTON - SLAB ON GRADE

REAR ELEVATION (HI VIZ)  
CROFTON - SLAB ON GRADE

4'-0"

4'-0"

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·H·O·R·I·O·N**  
*America's Builder*

DRAWN BY:  
WADE

DATE: 02.10.26

PROJECT NO. \_\_\_\_\_

11 X 17 SCALE  
1/8" = 1'-0"

24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
TDG PARK VIEW / EPS MEDFORD NJ

DRAWING TITLE  
CROFTON W/ SLAB ON GR.  
HI-VIZ SIDE & REAR ELE.

SHEET No.

20



**RIGHT SIDE ELEVATION**  
IN-GROUND CROFTON



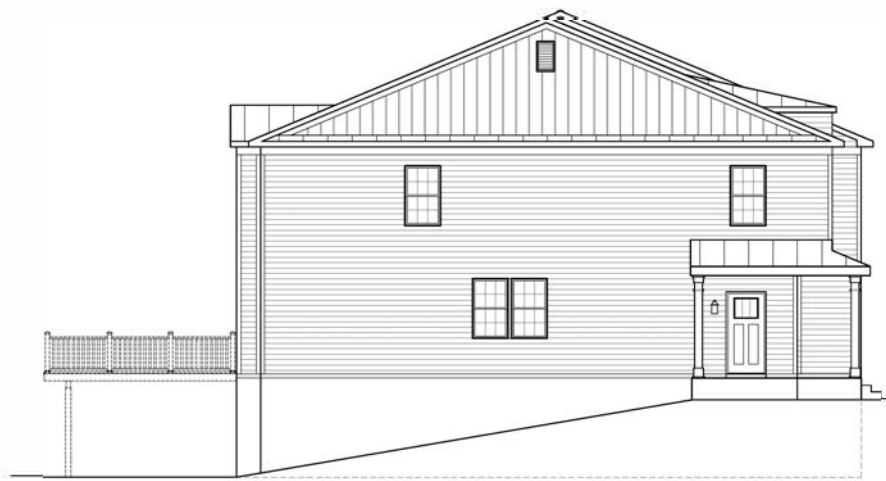
**REAR ELEVATION**  
CROFTON- IN GROUND BASEMENT

**REAR ELEVATION**  
CROFTON- IN GROUND BASEMENT

**REAR ELEVATION**  
CROFTON- IN GROUND BASEMENT

**REAR ELEVATION**  
CROFTON- IN GROUND BASEMENT

**REAR ELEVATION**  
CROFTON- IN GROUND BASEMENT



**LEFT SIDE ELEVATION**  
WALK-OUT CROFTON



**REAR ELEVATION**  
CROFTON-WALK-OUT BASEMENT

**REAR ELEVATION**  
CROFTON-WALK-OUT BASEMENT

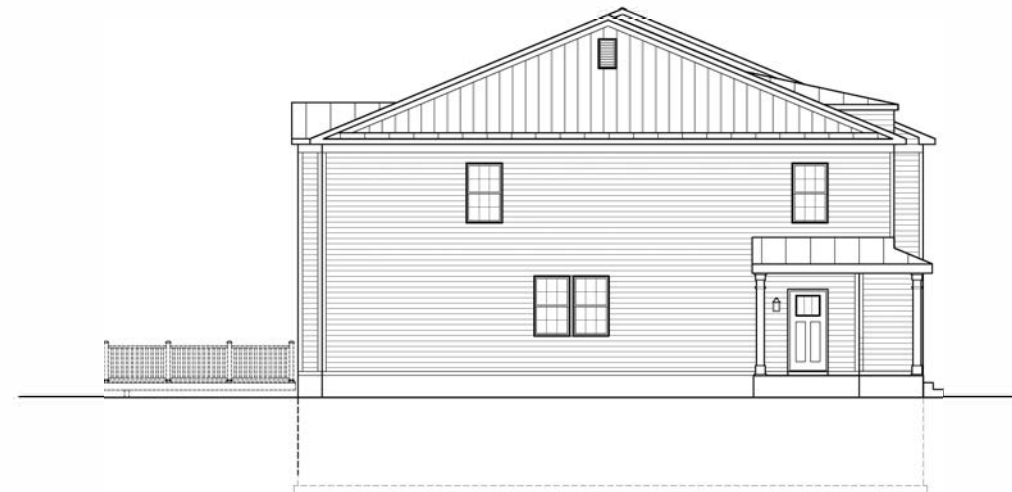
**REAR ELEVATION**  
CROFTON-WALK-OUT BASEMENT

**REAR ELEVATION**  
CROFTON-WALK-OUT BASEMENT

**REAR ELEVATION**  
CROFTON-WALK-OUT BASEMENT



**RIGHT SIDE ELEVATION**  
CROFTON



**LEFT SIDE ELEVATION- IN GROUND BASEMENT**  
CROFTON HI

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HOBION**  
*America's Builder*

DRAWN BY:  
WADE

DATE: 02.10.26

PROJECT NO.

11 X 17 SCALE

1/8" = 1'-0"

24 X 36 SCALE

1/4" = 1'-0"

HOUSE NAME:  
TDG PARK VIEW /EPS MEDFORD NJ

DRAWING TITLE  
CROFTON W/ BSMT  
SIDE & REAR ELE.

SHEET No.

20



RIGHT SIDE ELEVATION  
CROFTON



LEFT SIDE ELEVATION  
CROFTON



2/26/2026

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·H·O·R·I·O·N**  
*America's Builder*

DRAWN BY:  
WADE  
DATE:  
02.10.26  
PROJECT NO.  
-----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

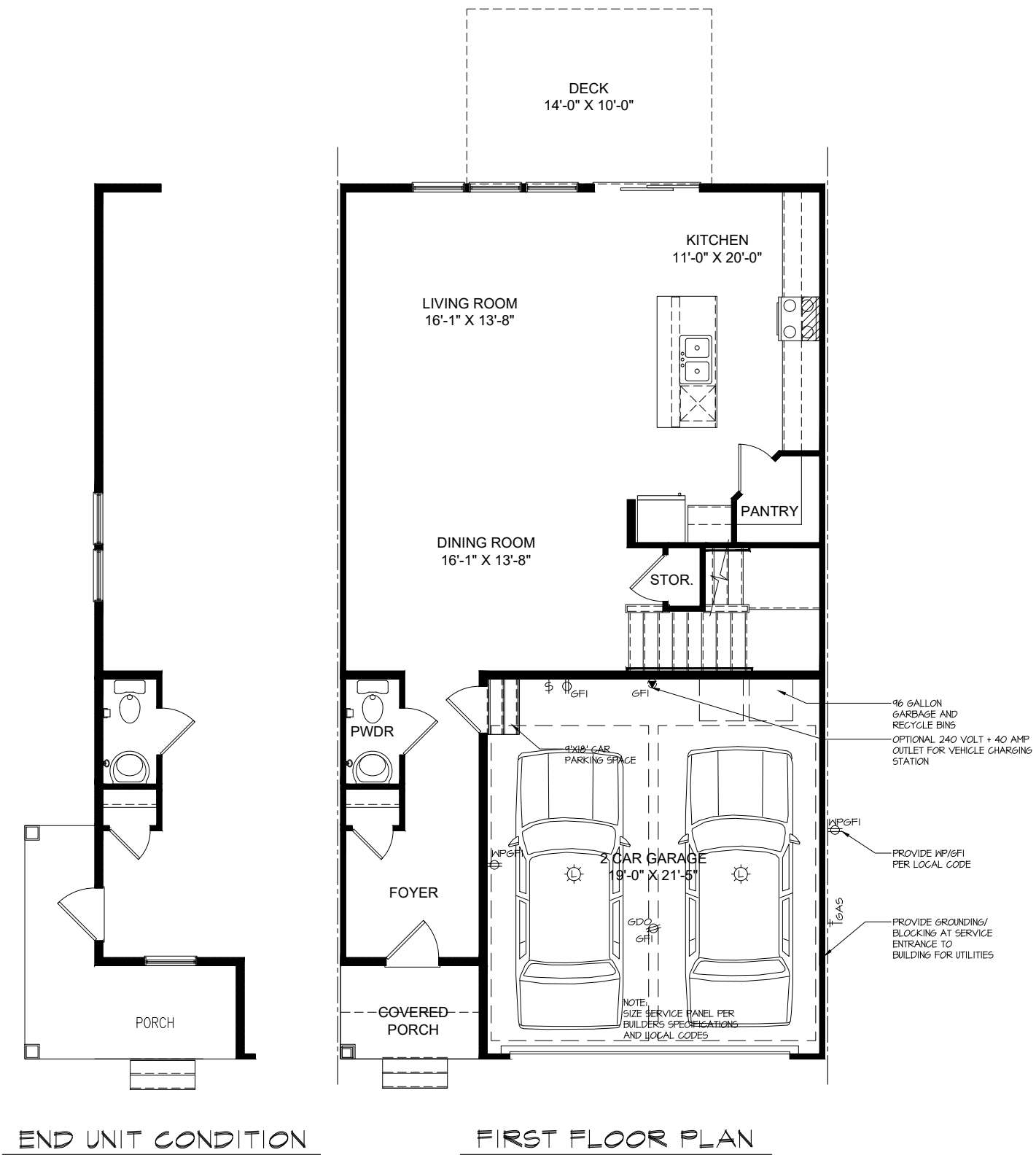
HOUSE NAME:  
**TDG PARK VIEW / EPS MEDFORD NJ**  
DRAWING TITLE  
CROFTON W/ SLAB ON GR.  
SIDE & REAR ELE.

SHEET No.  
**2E**

DRAWN BY:	WADE
DATE:	02-26-26
PROJECT NO.:	DT41
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

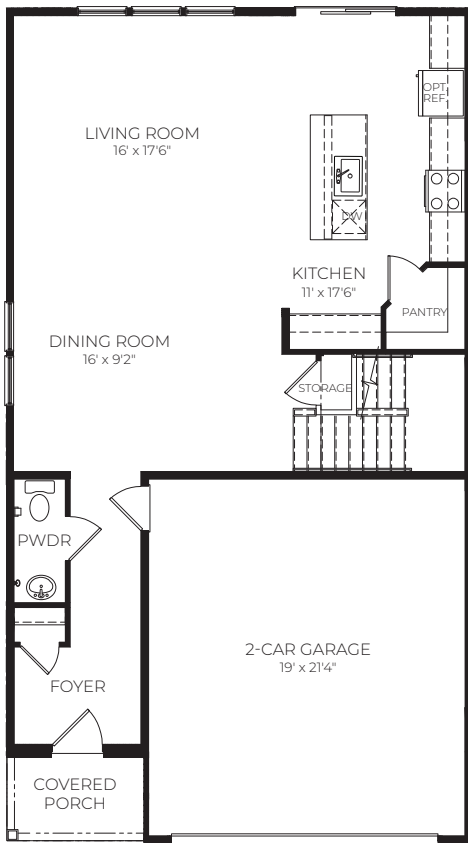
HOUSE NAME:	MEDFORD - CROFTON-01
DRAWING TITLE:	FLOOR PLANS

SHEET No.	C70-1
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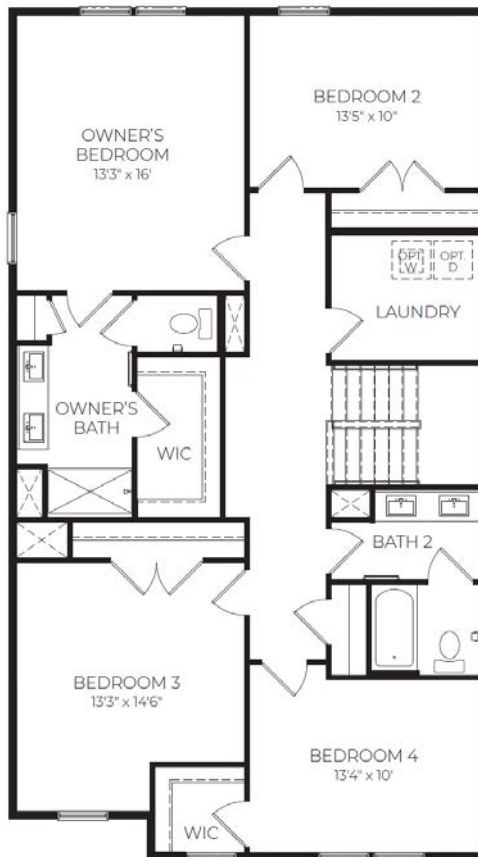


END UNIT CONDITION

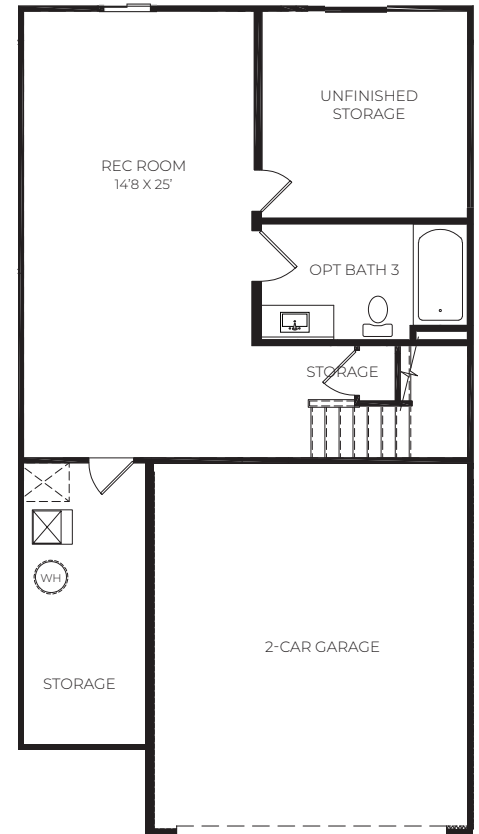
FIRST FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



FINISHED BASEMENT

D.R. Horton is equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated from the first or second floors, as specified per plan. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates DT03-24/40-2343-090520





REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

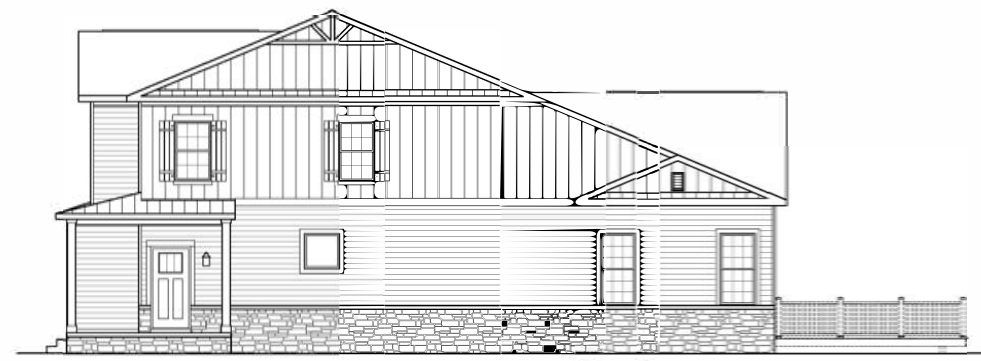
REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ



LEFT ELEVATION  
HI-VIZ



RIGHT ELEVATION  
HI-VIZ

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HORTON**  
*America's Builder*

DRAWN BY:  
WADE  
DATE:  
02.10.26  
PROJECT NO.  
-----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
**TDG PARK VIEA / EPS MEDFORD NJ**  
DRAWING TITLE  
**TAYLOR BUILDING STRIP  
W BSMT HI-VIZ**

SHEET No.  
**U**



FRONT ELEVATION "KXS"  
HI-VIZ

FRONT ELEVATION "KKS"  
HI-VIZ

FRONT ELEVATION "KUS"  
HI-VIZ

FRONT ELEVATION "KK3"  
HI-VIZ

FRONT ELEVATION "KZ5"  
HI-VIZ

4'-0"



4'-0"

REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

REAR ELEVATION  
HI-VIZ

4'-0"



LEFT ELEVATION  
SLAB-ON GRADE HI-VIZ



RIGHT ELEVATION  
SLAB ON GRADE HI-VIZ

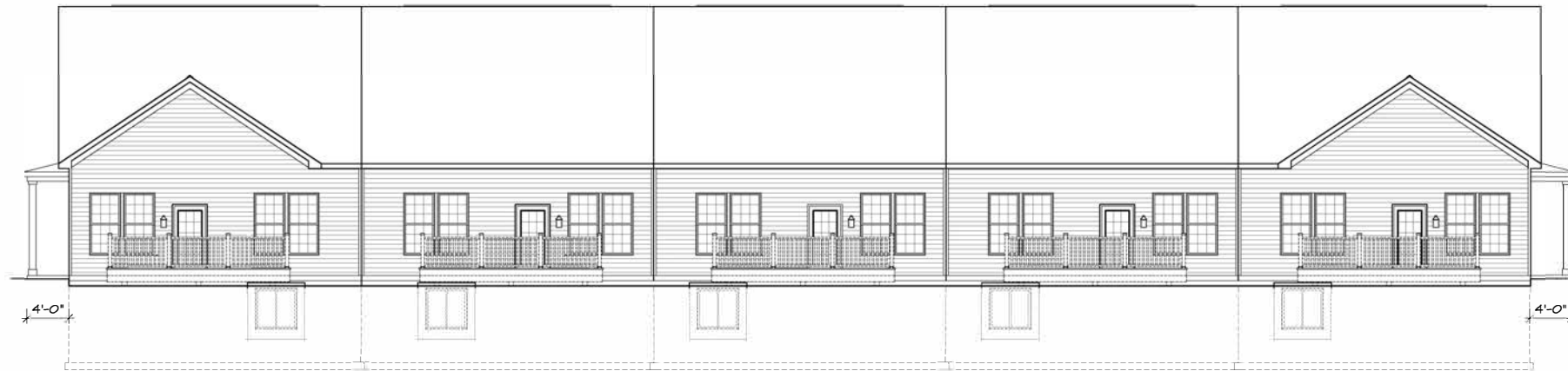
**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·H·O·R·I·O·N**  
*America's Builder*

DRAWN BY:  
WADE  
DATE: 02.10.26  
PROJECT NO. \_\_\_\_\_  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME: TDG PARK VIEV /EPS MEDFORD NJ  
DRAWING TITLE: TAYLOR BUILDING STRIP-  
SLAB ON GRADE HI-VIZ

SHEET No.  
10



REAR ELEVATION  
IN-GROUND BASEMENT

REAR ELEVATION  
IN-GROUND BASEMENT

REAR ELEVATION  
IN-GROUND BASEMENT

REAR ELEVATION  
IN-GROUND BASEMENT

REAR ELEVATION  
IN-GROUND BASEMENT



LEFT ELEVATION  
IN-GROUND BASEMENT



RIGHT ELEVATION  
IN-GROUND BASEMENT

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 240-452-4638

**D·R·HOBION**  
*America's Builder*

DRAWN BY:  
WADE  
DATE:  
02.10.26  
PROJECT NO.  
-----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
**TDG PARK VIEA /EPS MEDFORD NJ**  
DRAWING TITLE  
**TAYLOR BUILDING STRIP-  
W BSMT**

SHEET No.





DRAWN BY:  
WADE  
DATE:  
02.10.26  
PROJECT NO.  
-----  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

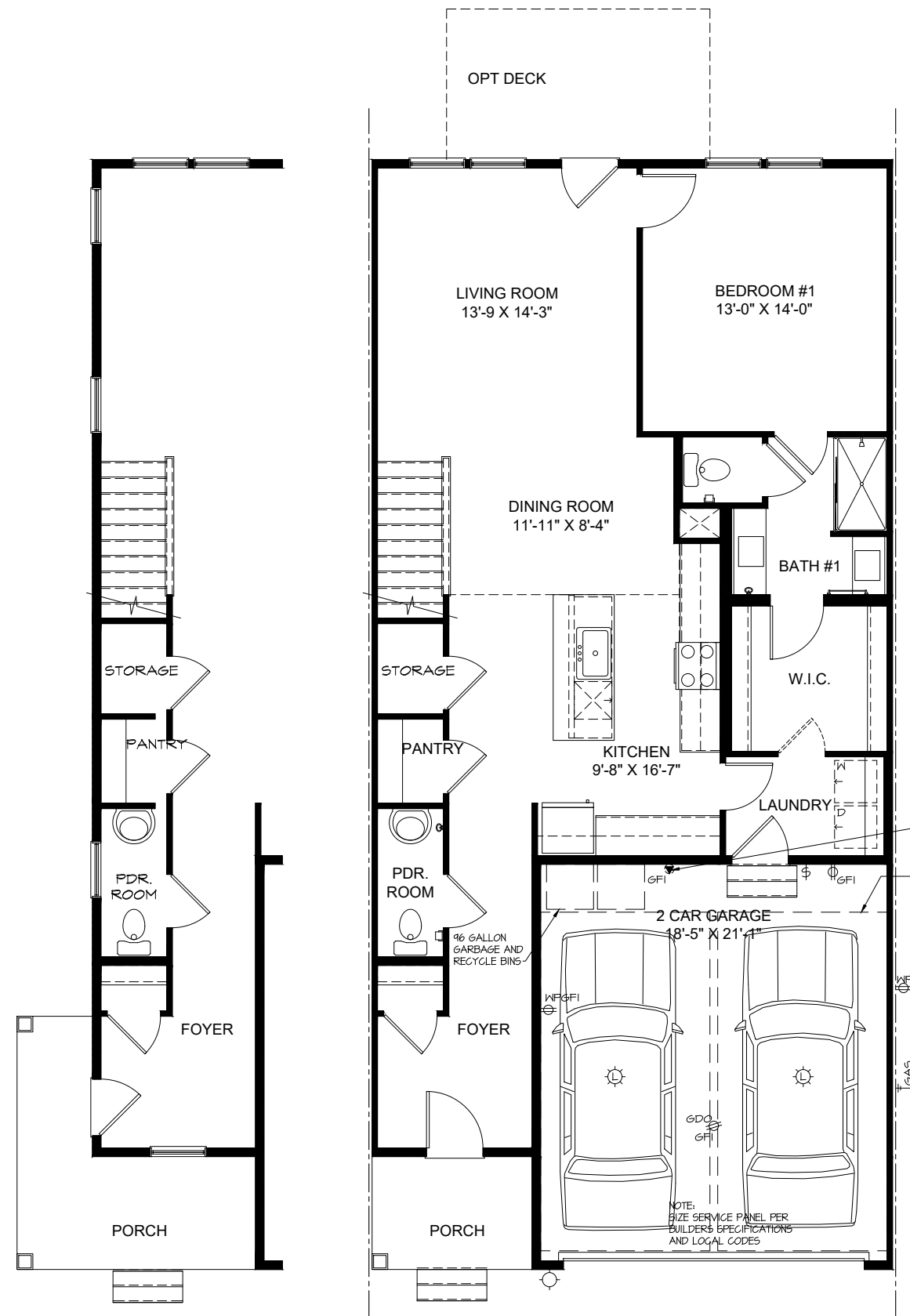
HOUSE NAME:  
**TDG PARK VIEW / EPS MEDFORD NJ**  
DRAWING TITLE  
**TAYLOR BUILDING STRIP-  
W SLAB ON GRADE**

SHEET No.  
**III**

DRAWN BY:	WADE
DATE:	02-26-26
PROJECT NO.:	DT49
11 X 17 SCALE	1/8" = 1'-0"
24 X 36 SCALE	1/4" = 1'-0"

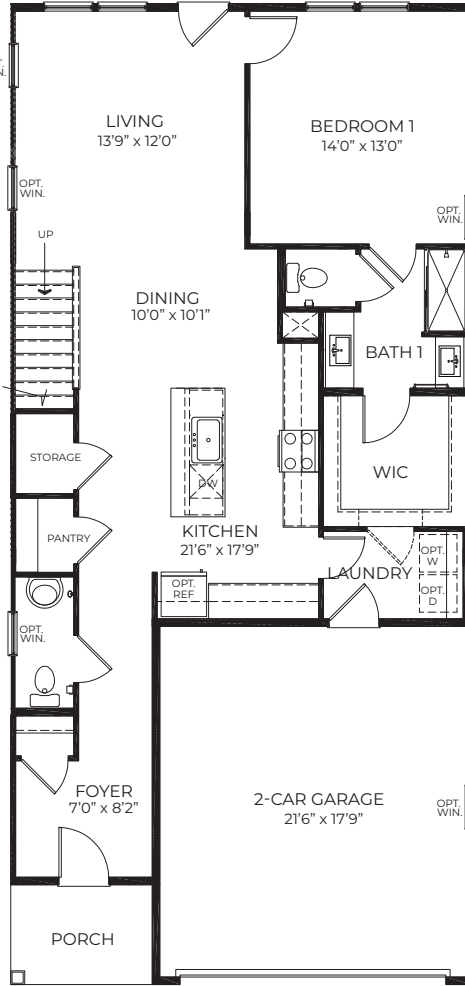
HOUSE NAME:	TAYLOR-01
DRAWING TITLE:	FLOOR PLANS

SHEET No.	TA-1
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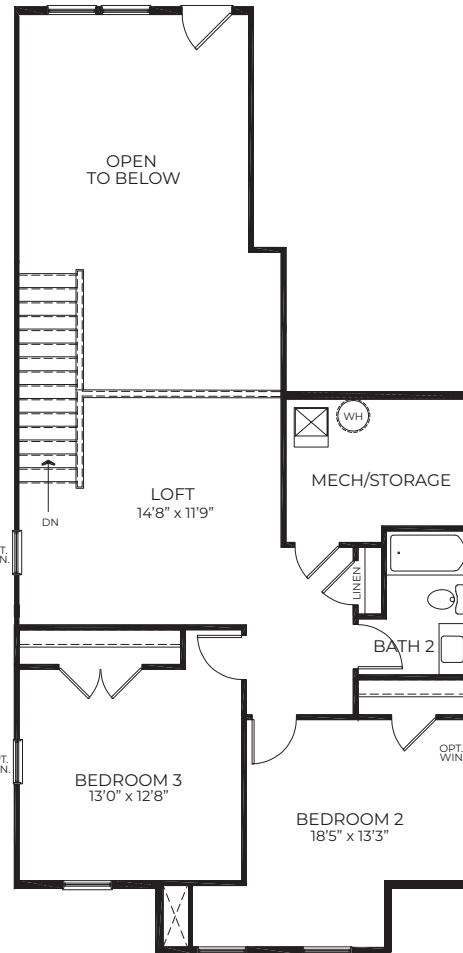


END UNIT CONDITION

FIRST FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



**FRONT 1**  
Hi-Viz



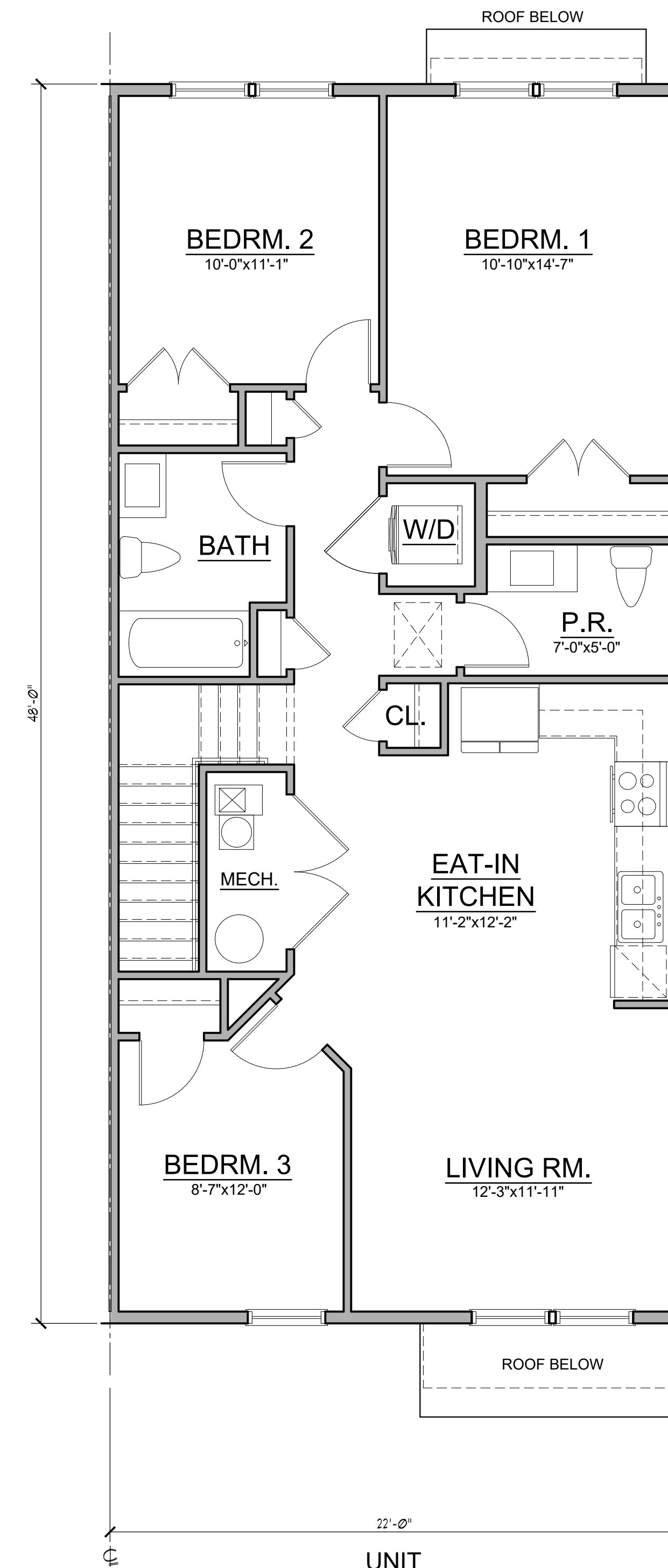
**FRONT 2**  
Hi-Viz



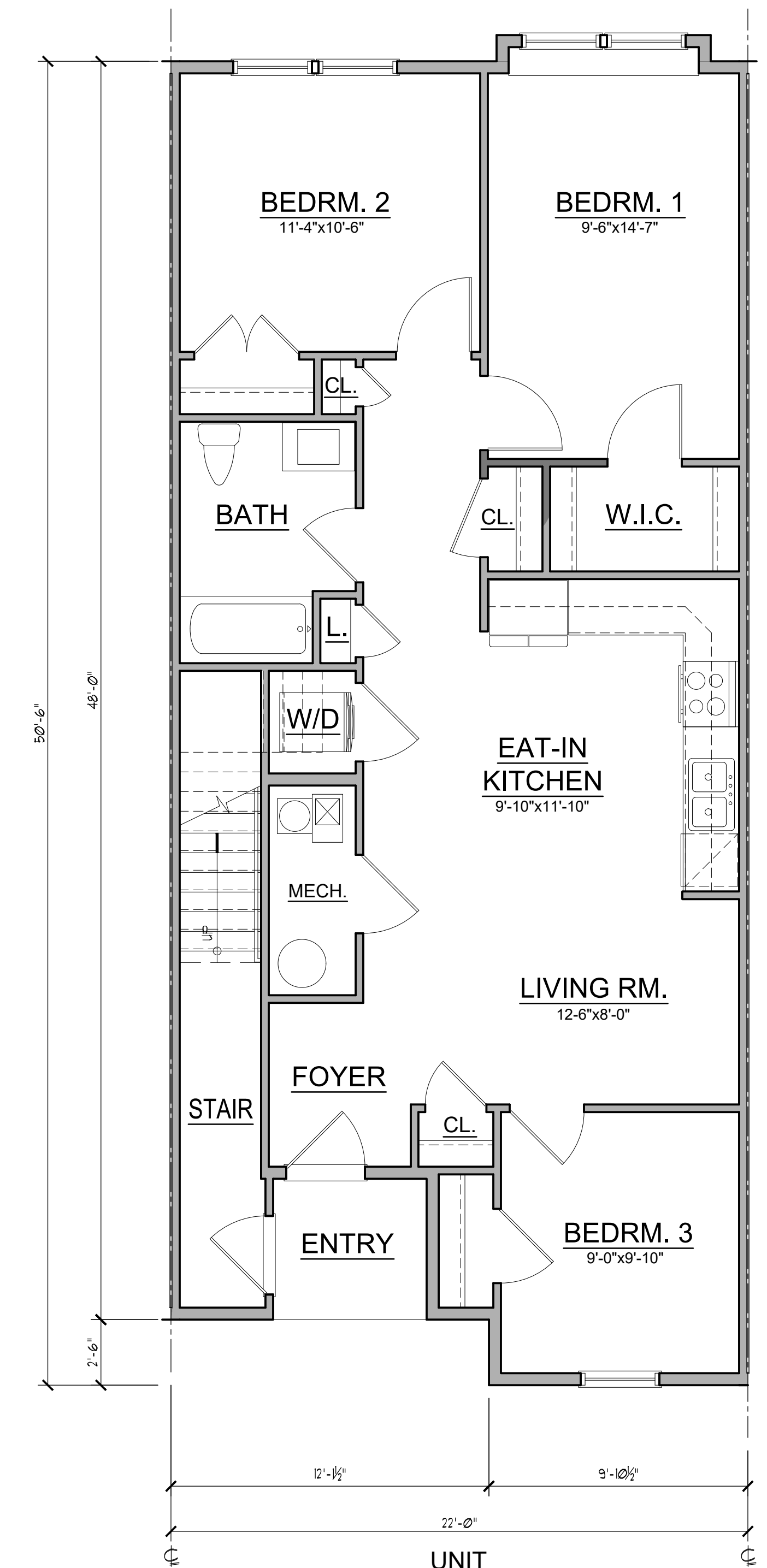
**REAR 1**  
Hi-Viz



**REAR 2**  
Hi-Viz



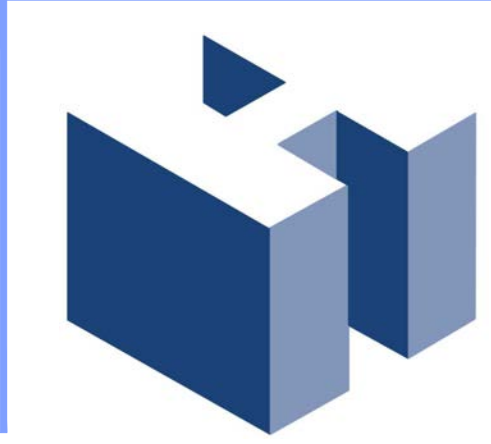
**UNIT 'OLIVIA'**  
3 BR INT. UNIT  
1,015 S.F.



**UNIT 'OAKLEY'**  
3 BR INT. UNIT  
(ADAPTABLE)  
954 S.F.

CLIENT:  
**D.R. HORTON**  
2040-A BRIGGS ROAD  
MT. LAUREL, NJ 08054

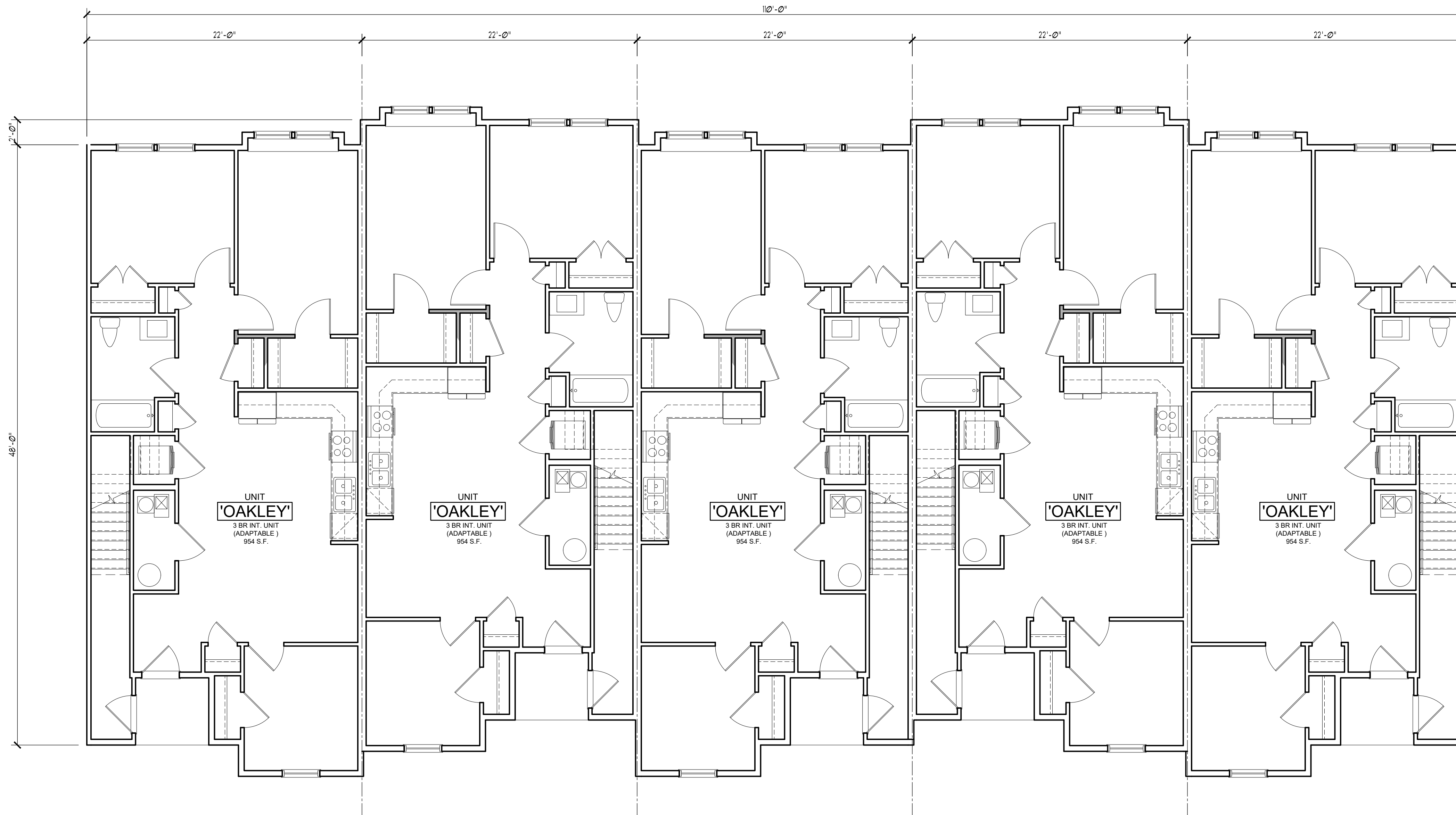
PROJECT NAME:  
**OAKLEY-OLIVIA MODEL**  
The Landings at Kirby Mills, Medford, New Jersey



**HOLLIDAY ARCHITECTS, Inc.**  
JACKSON COMMONS SUITE A4  
30 JACKSON ROAD  
MEDFORD, NJ 08055  
609.953.5373  
FAX: 609.953.5737

3212 Brigantine Boulevard  
BRIGANTINE, NJ 08203  
609.953.5373  
FAX: 609.953.5737

REVISIONS:	SHEET TITLE: <b>PLANS / ELEVATIONS</b>
	SHEET NO. <b>SK-1</b>
	SCALE: AS NOTED
	PROJ. NO.: DRH-26013
	DATE: February 2, 2026



1 10-UNIT BUILDING FIRST FLOOR PLAN  
 SK-2 SCALE: 3/16" = 1'-0"

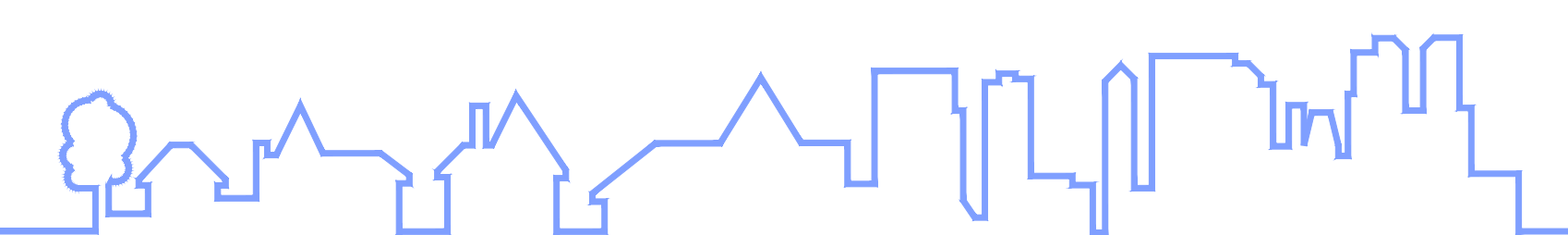
CLIENT:  
 D.R. HORTON  
 2040-A BRIGGS ROAD  
 MT. LAUREL, NJ 08054

PROJECT NAME:  
**OAKLEY-OLIVIA MODEL**  
 The Landings at Kirby Mills, Medford, New Jersey



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 JACKSON COMMONS SUITE A4  
 30 JACKSON ROAD  
 MEDFORD, NJ 08055  
 609.953.5373  
 FAX: 609.953.5737

3212 Brigantine Boulevard  
 BRIGANTINE, NJ 08203  
 609.953.5373  
 FAX: 609.953.5737



REVISIONS:	SHEET TITLE:
	10-UNIT BLD'G.
	SHEET NO.
SCALE: AS NOTED	SK-2
PROJ. NO.: DRH-26013	
DATE: February 2, 2026	



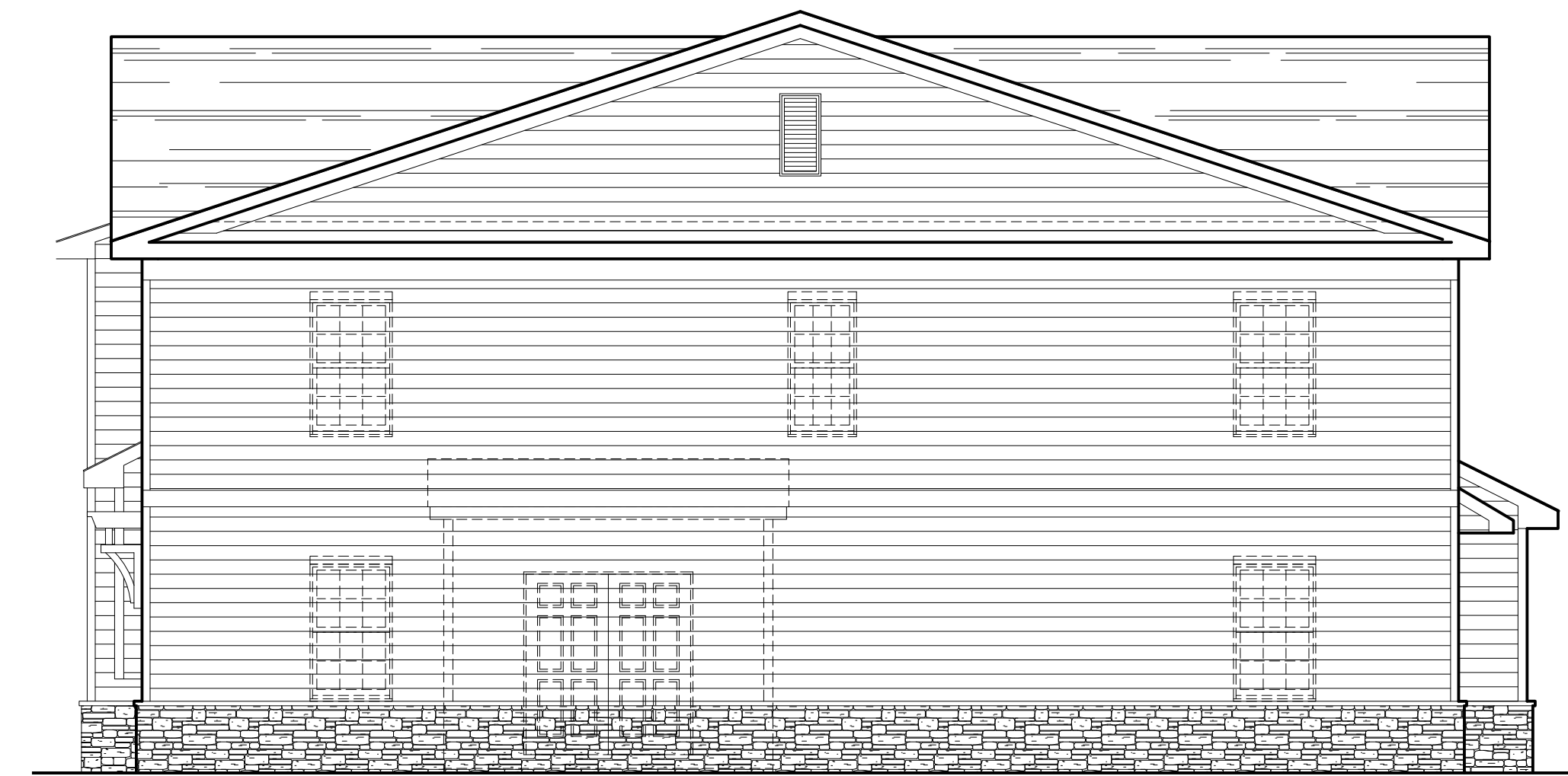
1  
FRONT ELEVATION  
SK-3 SCALE: 3/16" = 1'-0" HI-VIZ

FRONT 2  
Reversed

FRONT 1  
Reversed

FRONT 2

FRONT 1  
Reversed



2  
LEFT ELEVATION  
SK-3 SCALE: 3/16" = 1'-0" HI-VIZ



3  
REAR ELEVATION  
SK-3 SCALE: 3/16" = 1'-0" HI-VIZ

REAR 1  
Reversed

REAR 2

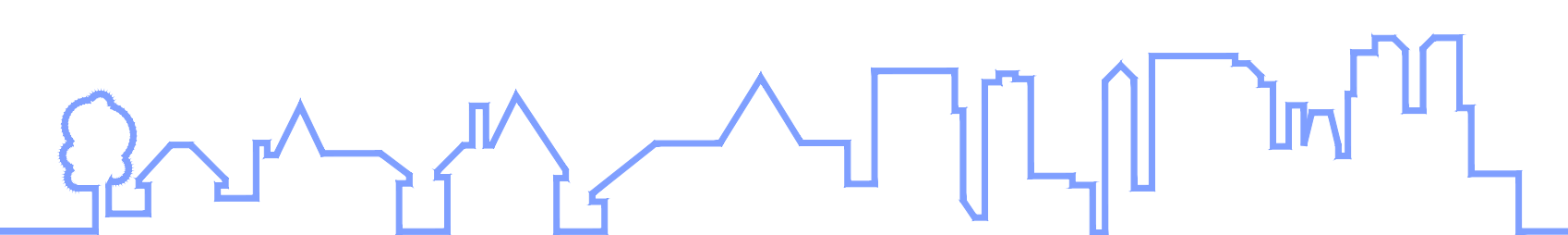
REAR 1  
Reversed

REAR 2  
Reversed

REAR 1

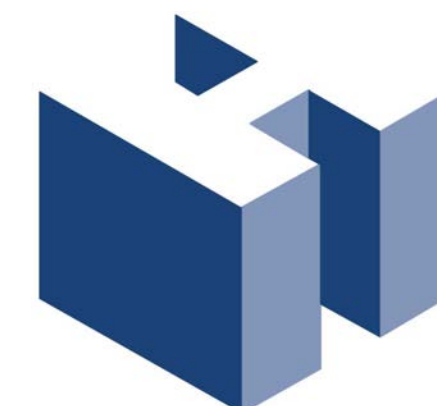


3  
RIGHT ELEVATION  
SK-3 SCALE: 3/16" = 1'-0" HI-VIZ



CLIENT:  
D.R. HORTON  
2040-A BRIGGS ROAD  
MT. LAUREL, NJ 08054

PROJECT NAME:  
**OAKLEY-OLIVIA MODEL**  
The Landings at Kirby Mills, Medford, New Jersey



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FAX: 609.953.5737

3212 Brigantine Boulevard  
BRIGANTINE, NJ 08203  
609.953.5373  
FAX: 609.953.5737

REVISIONS:	SHEET TITLE: 10-UNIT BLD'G.
	SHEET NO. <b>SK-3</b>
	SCALE: AS NOTED
	PROJ. NO.: DRH-26013
	DATE: February 2, 2026