

Redevelopment Plan

Reserve at Ironbridge

Block 803, Lots 6.01 & 6.02

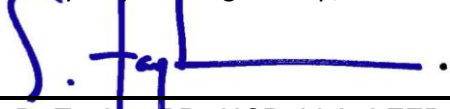
Medford Township, Burlington County, New Jersey



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Prepared By: Taylor Design Group, Inc.



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

Report Date: **February 27, 2026**

Introduced: **March 3, 2026**

Adopted: **March 17, 2026**

Medford Township Council Members

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



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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 January 20, 2026 the Medford Township Council authorized by Resolution 33-2026, 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 803, Lots 6.01 and 6.02

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.

On **February 3, 2026**, by Resolution 45-2026, the Medford Township Council designated the Park View at Kirby’s Mill Area, Block 803, Lots 6.01 & 6.02, as an Area in Need of Redevelopment, Without Condemnation, setting forth the following reasons:

1. *The parcels are included in the Township's Fourth Round Housing Element and Fair Share Plan as designated Fourth Round affordable housing sites. As such, the redevelopment of the property will partially satisfy the Township's constitutional obligation, required by the Mount Laurel doctrine, to create a realistic opportunity for the Township's share of the regions affordable housing needs.*
2. *The parcels are zoned Growth Management North (GMN). The zoning district permits higher density residential development with public sewer and water service and permits a variety of residential housing including townhomes and patio homes.*
3. *The redevelopment process affords the Township greater control over the quality and character of the required affordable housing development, particularly with respect to architectural design, buffers, lighting, open space and related improvements.*
4. *As evidenced by the narrative and photos in the report, many of the buildings, structures and fences on Block 803, Lot 6.01 are of substantial age and exhibit significant signs of deterioration and dilapidation. These conditions have the potential to discourage the undertaking of improvements to the property, resulting in a stagnant and unproductive condition of land which can have a negative social or economic impact on the surrounding area.*
5. *As further evidenced by the narrative and photos in the report, Block 803, Lot 6.02 contains an automotive repair facility, known as Rick's Auto Body. An auto repair facility is not a permitted use in the GMN zone and does not meet many of the required zoning standards, including commercial signage, outdoor storage, screening and landscaping, buffers to residential uses and zones and setbacks. Development of the lot would serve to upgrade the property with uses and standards that are permitted in the GMN zone.*

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..."

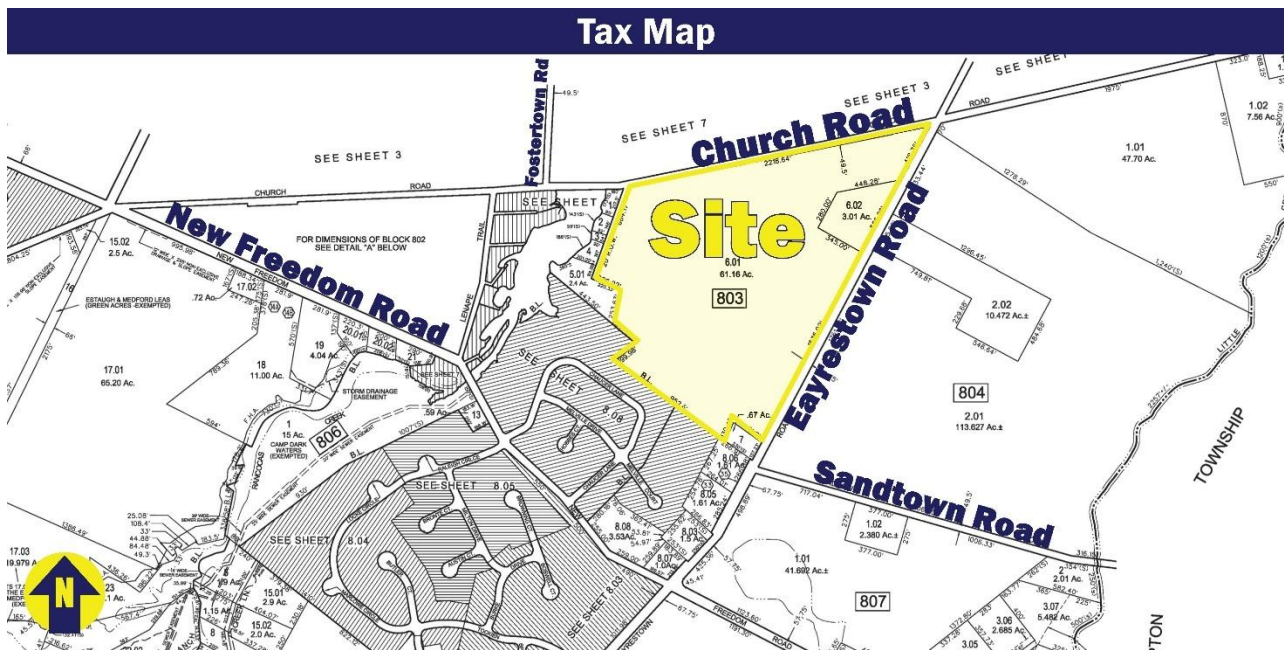
Aerial Location Map

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;
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 64.17 acres located at the southwest quadrant of the intersection of Church Road and Eayrestown Road, as shown on the Aerial Location Map and Tax Map figures above.

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

Lot 6.02 is a 3.01 acre parcel also located within the GMN Growth Management North Zoning District. The parcel is located slightly south of the Church Road – Eayrestown Road intersection and fronts on Eayrestown Road. The lot is used as Ricks Auto Body.

Redevelopment Plan- Reserve at Ironbridge Medford Township, NJ

This use is not proposed to remain. The property class of Lot 6.02 is 4A (Commercial), and contains a home, an automotive repair facility, known as Rick's Auto Body which includes outside storage and related facilities.

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

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

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

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

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

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 Reserve at Ironbridge Redevelopment Area Zoning District

This Redevelopment Plan hereby creates and establishes the **Reserve at Ironbridge Redevelopment Area (RIRA)** Zoning District, which shall govern the development of the identified parcels included in this Redevelopment Plan, known as Block 803; Lots 6.01 and 6.02.

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 **Reserve at Ironbridge Redevelopment Area (RIRA) 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.
- Eliminate the existing nonconforming auto repair facility and associated buildings, structures and uses located along Eayrestown Road.
- Include enhanced perimeter buffers around the property of 50', and an enhanced building setback to any existing Brookside single-family residential lots of at least 75'.

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.

- **48 Affordable Stacked Townhouse Units**
- **Up to 239 Market Rate Townhouse Units**
- **New roadways, sidewalks, parking, amenities, perimeter buffers and related improvements, as more fully described below.**

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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.

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.



Reserve at Ironbridge Redevelopment Area (RIRA) Zoning District

Within the Reserve at Ironbridge Redevelopment Area (RIRA) 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.

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 287 total units, consisting of the following:
 - Up to 239 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, in accordance with Chapter DR, and as modified below.
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:

Zoning Dimensional Regulations	
Standard	Requirement
Overall Tract Standards	
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 in Brookside Development	75'
Tract Perimeter Building Setback to Front or Side of Unit (Min.)	50'
Tract Perimeter Building Setback to Rear of Unit (Min.)	65'
Tract Perimeter Setback to New Road or Parking (Min.)	50'
Residential Gross Density (Max.)	4.8 units per acre
Minimum Number of Affordable Units	48
Maximum Number of Market Rate Units	239
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

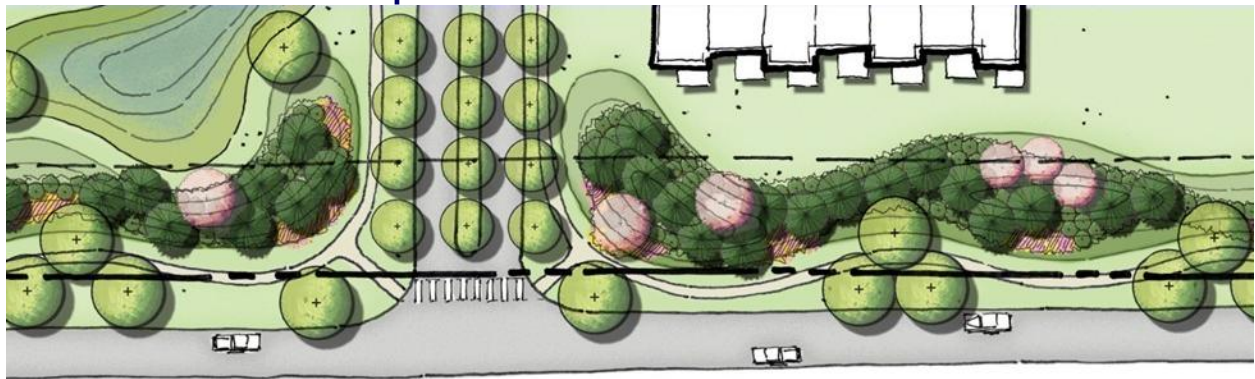
Market Rate Townhouses	
Lot Area- (Min.)	2,800 SF
Interior Unit Lot Width (Min.)	28'
End Unit Lot Width (Min.)	33'
Lot Depth (Min.)	100'
Front Yard Setback- Right-of-Way to Building face (Min.)	20'
Side Yard Setback- Internal units	N/A
Side Yard Setback- End Units	4.5'
Side Yard Setback- End Unit Side 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	215'
Maximum Units per Building	8
Minimum Number of Units per Building	3
Maximum number of Bedrooms per Unit	4
Affordable Stacked Townhouses	
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.)	75%
Building Coverage Limit (Max.)	50%
Maximum Building Length	210'
Maximum Units per Building	16

Accessory Structures	
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'

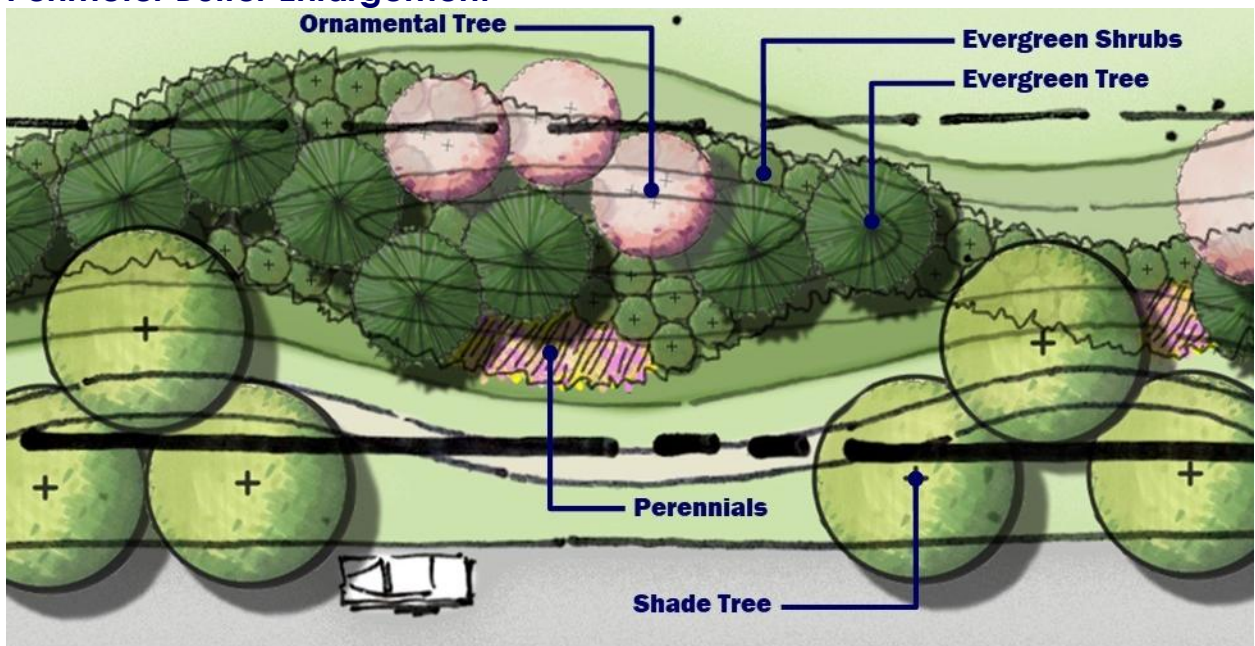
2. The 12 Market Rate Townhouse buildings located in the northeast corner of the site, and the 16 Market Rate Townhouse buildings located along the southern side yard nearest the Brookside community, as depicted in Purple on the Concept Plan, may not have the building foundation extend more than 24” above finished grade, to minimize the visual mass of the structures.
3. 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.
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:
- 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 10, 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, and an enhanced building setback of at least 75' shall be provided to any existing single-family residential lot in the Brookside community. 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. Berm 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.

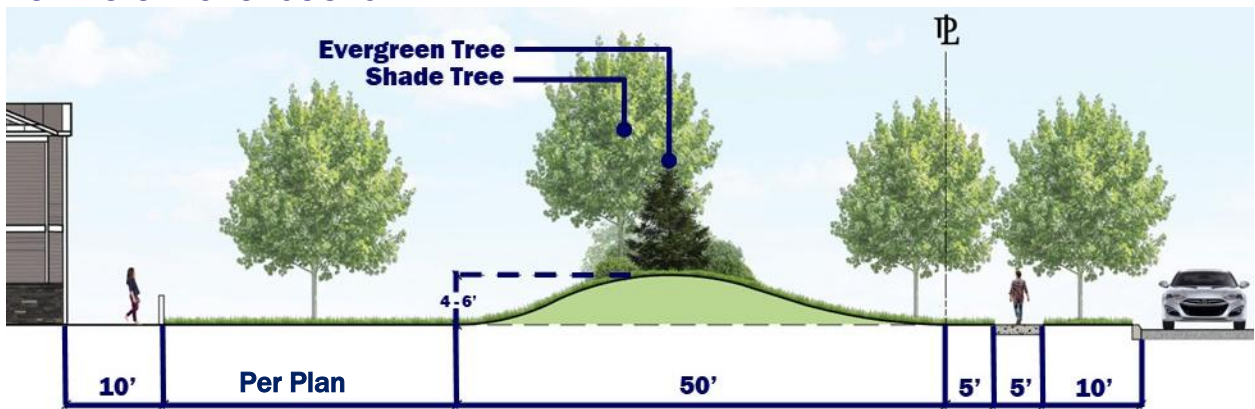
Perimeter Buffer Concept



Perimeter Buffer Enlargement

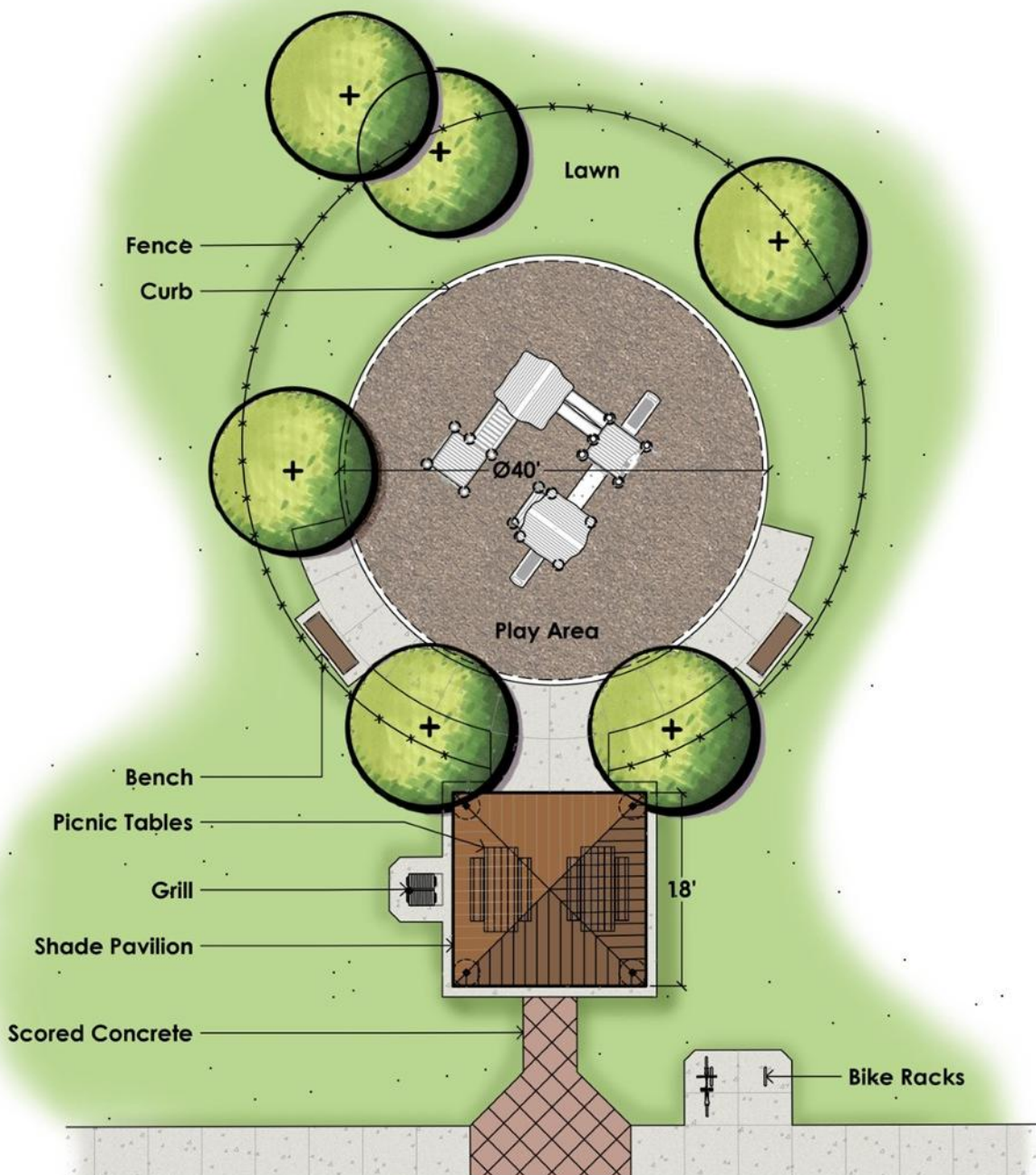


Perimeter Buffer Section



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.

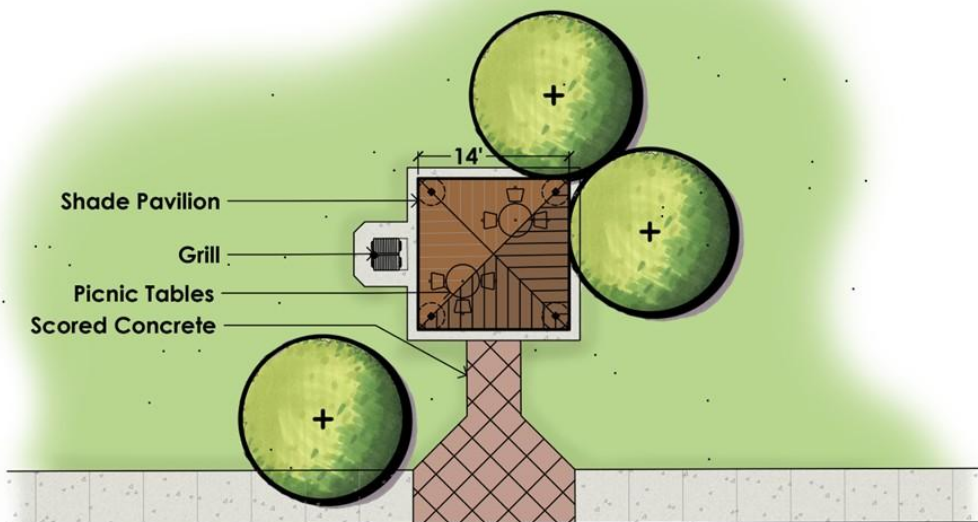
Community Amenity Area Concept



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





Crofton II



Redevelopment Plan- Reserve at Ironbridge Medford Township, NJ



Taylor





Affordable Townhomes

Olivia



Design and Performance Standards

The following design and performance standards supplement the design and performance standards for the **Reserve at Ironbridge Redevelopment Area (RIRA) 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.

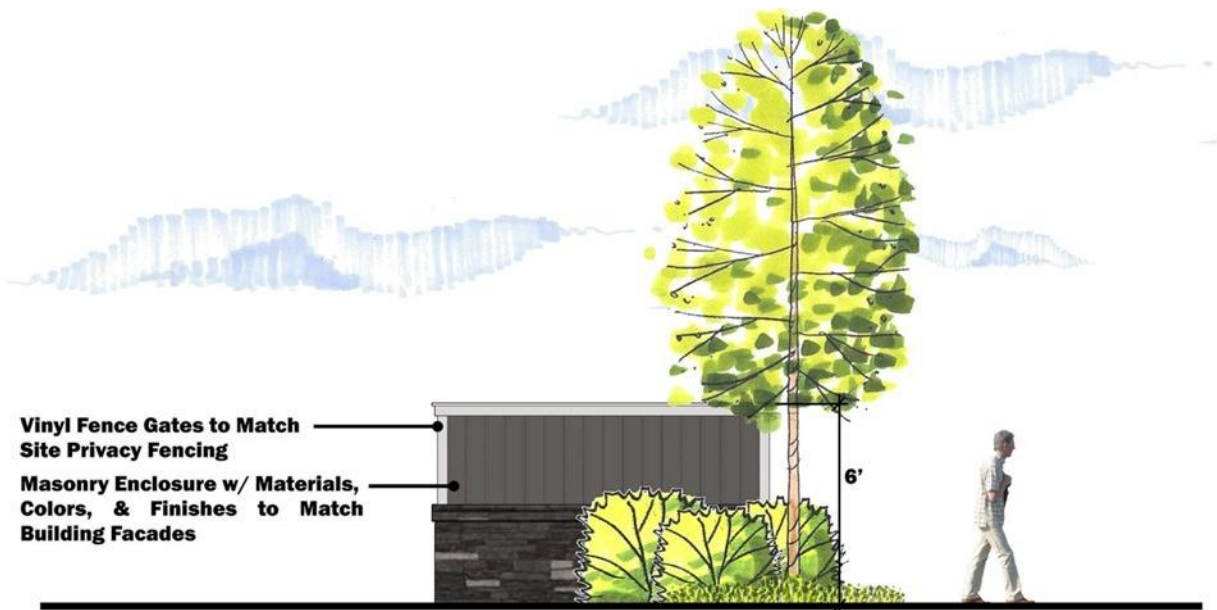
General Site Design Standards

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.
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 plow 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.
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



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.
- 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.
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:

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:

Plant Type	Required/100 LF	Size
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.
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 of the property envisioned by this Redevelopment Plan will require the demolition of the several existing structures, one of which is a single family residential use that is currently occupied.

The residence is occupied by the owner and who is a voluntary contract seller of the Property. Pursuant to the contract between the property owner and Redeveloper, the owner must tender possession and vacate the Property at or before the closing on the sale on the Property. 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, nearly $\frac{1}{2}$ 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 frontage on County Roads, 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 Redevelopment Area is located within the Fringe (PA3) Planning Area. See Map Below:

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

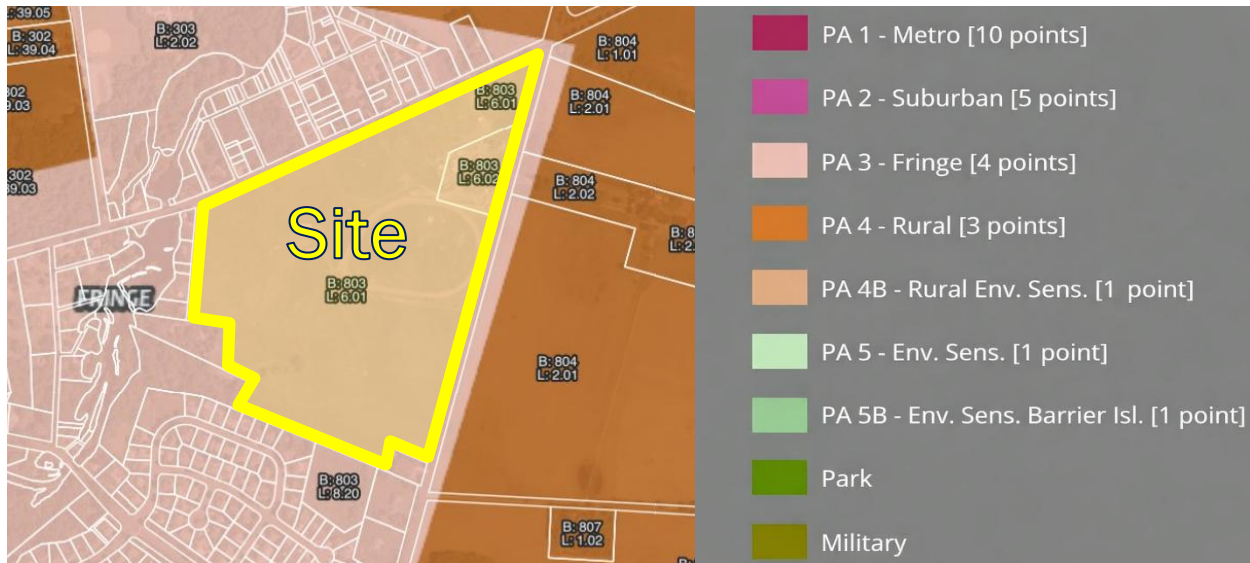
- accommodate growth in Centers, excluding flood prone areas;
- protect and enhance natural resources;
- protects the Environs primarily as open space or forested areas;
- provide a transition between more developed Metropolitan and Suburban Planning Areas; and less developed Rural and Environmentally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

The following criteria are intended as a general guide for delineating the Fringe Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is

Redevelopment Plan- Reserve at Ironbridge Medford Township, NJ

appropriate and necessary in order to reflect local conditions and ensure effective implementation.

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



IX. Administrative and Procedural Requirements

Compliance with Affordable Housing Obligation

Exactly 48 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 adoption 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.
- 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 Plan- Reserve at Ironbridge Medford Township, NJ

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 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.

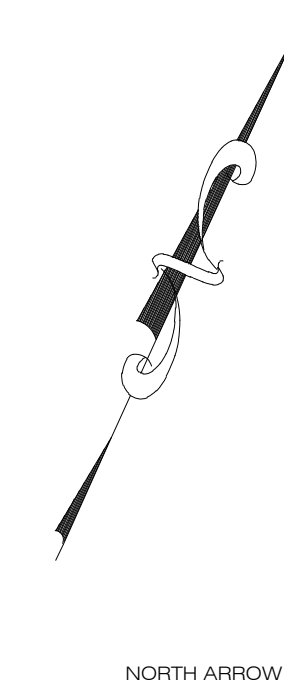
Appendix A- Concept 15 Plan, prepared by vhb Engineers, dated February 26, 2026.

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.

OWNER/APPLICANT:

EARL STAHL, Jr.



NO.	DATE	ISSUE OR REVISION	BY
REVISIONS			

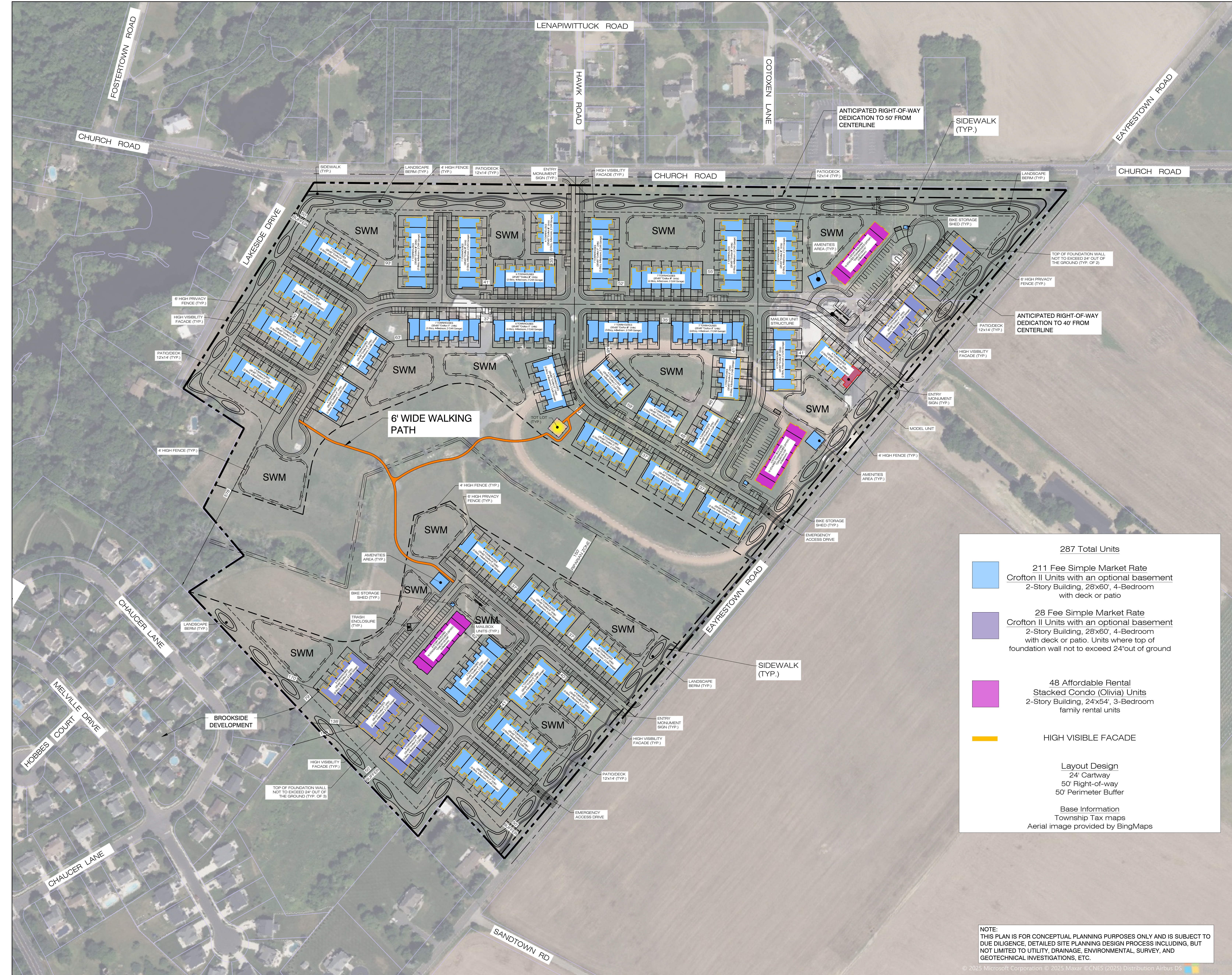
PROJECT:
**RESERVE AT IRONBRIDGE
 45 EAYRESTOWN ROAD**

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

DRAWING TITLE:
**CONCEPT 15
 PLAN**

JASON A. REGAN
 PROFESSIONAL ENGINEER
 NJ LICENSE NUMBER 57412

DRAWN BY: PC	CHECKED BY: JAR	DRAWING NUMBER: CP-15
SCALE: 1" = 100'	DATE: 02.26.26	SHEET 1 OF 1



287 Total Units

- 211 Fee Simple Market Rate Crofton II Units with an optional basement**
 2-Story Building, 28x60', 4-Bedroom with deck or patio
- 28 Fee Simple Market Rate Crofton II Units with an optional basement**
 2-Story Building, 28x60', 4-Bedroom with deck or patio. Units where top of foundation wall not to exceed 24" out of ground
- 48 Affordable Rental Stacked Condo (Olivia) Units**
 2-Story Building, 24x54', 3-Bedroom family rental units
- HIGH VISIBLE FACADE**

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

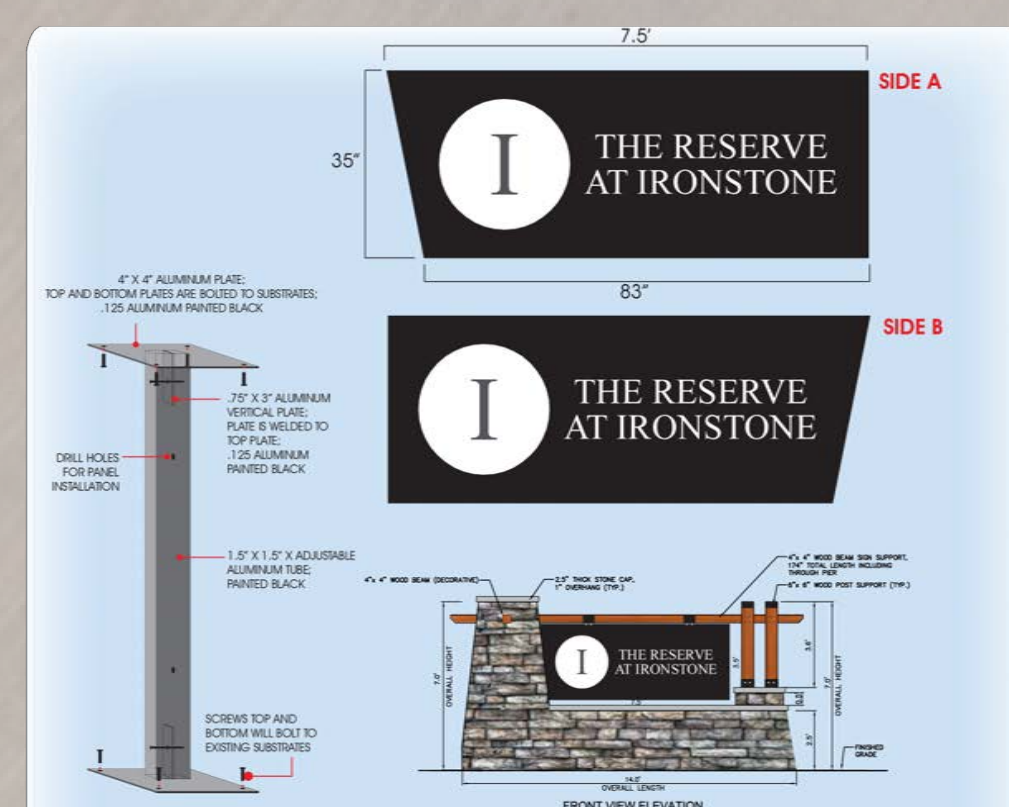
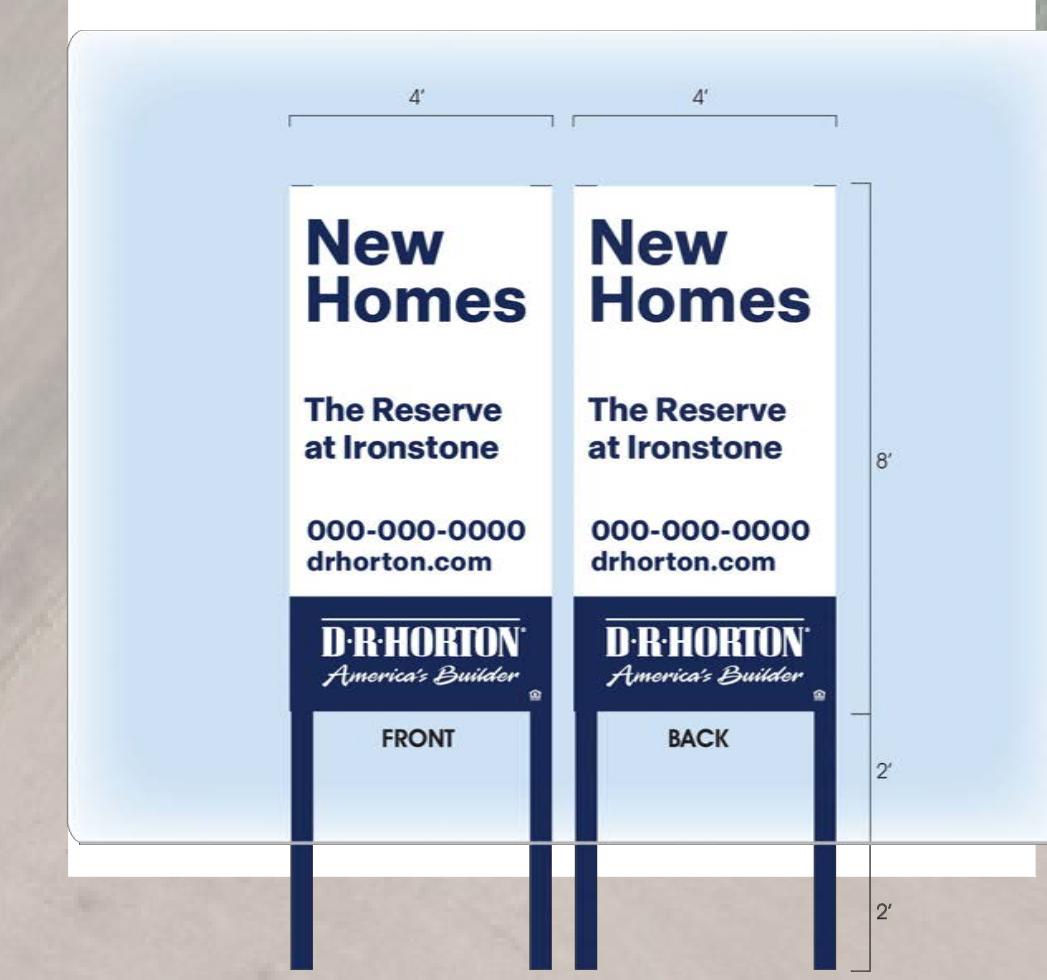
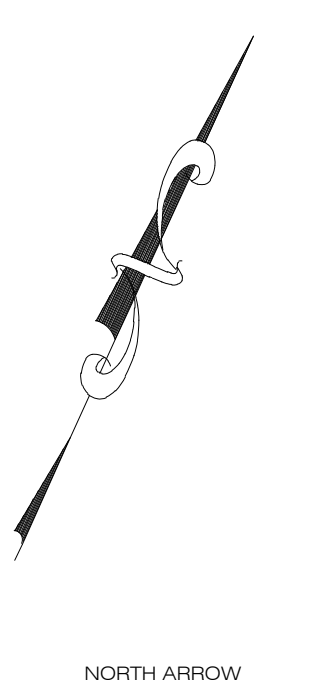
Base Information
 Township Tax maps
 Aerial image provided by BingMaps

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

V:\2025\08\15\RESERVE AT IRONBRIDGE\CONCEPT 15\CP-15.CONCEPT 15 PLAN 02.26.26 10:51 AM 2026

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

OWNER/APPLICANT:
 EARL STAHL, Jr.



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 AVAILABILITY, DRAINAGE, TOPOGRAPHY IMPACTS, EARTHWORK, RETAINING WALLS, ENVIRONMENTAL, SURVEY, TRAFFIC ANALYSIS, GEOTECHNICAL INVESTIGATIONS AND PERMITTING REQUIREMENTS, ETC.

NO.	DATE	ISSUE OR REVISION	BY
REVISIONS			

PROJECT:
RESERVE AT IRONBRIDGE
 45 EAYRESTOWN ROAD

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

DRAWING TITLE:
TEMPORARY MODEL HOME, TRAILER & SIGNAGE EXHIBIT

JASON A. REGAN
 PROFESSIONAL ENGINEER
 NJ LICENSE NUMBER 57412

DRAWN BY: KZS	CHECKED BY: JAR	DRAWING NUMBER: EX-01
SCALE: 1" = 100'		
JOB NUMBER: 23157	DATE: 02.26.26	SHEET 1 OF 1

V:\Projects\2023\23157\23157.dwg (1/28/2024 10:00:00 AM) PLOT DATE: 2/26/2024 10:00:00 AM PLOT SCALE: 1" = 100' PLOT SHEET: 1 OF 1

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



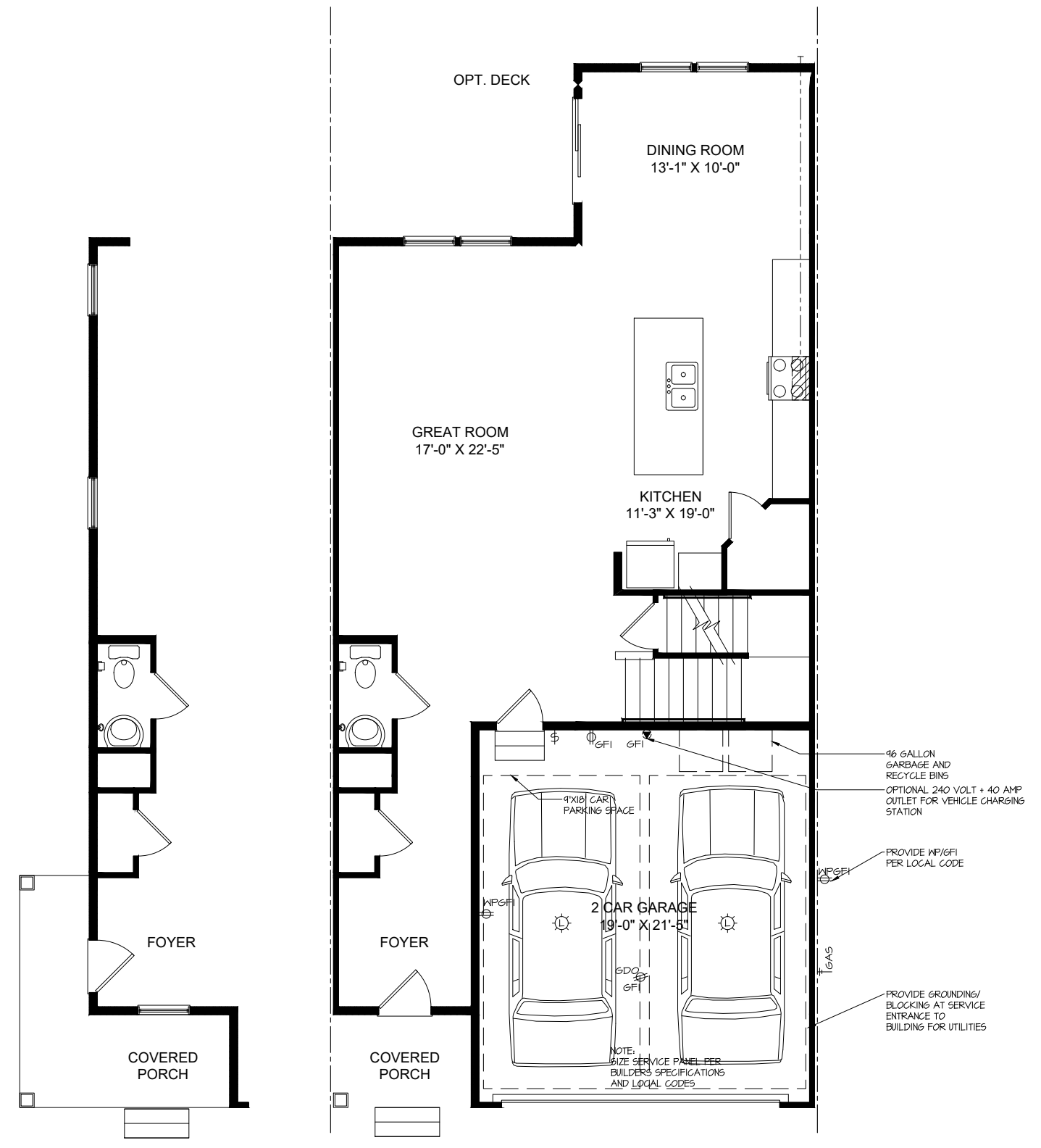
DRHORTON.COM

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

DRAWN BY:	D. MAYA
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24 X 36 SCALE	1/4" = 1'-0"

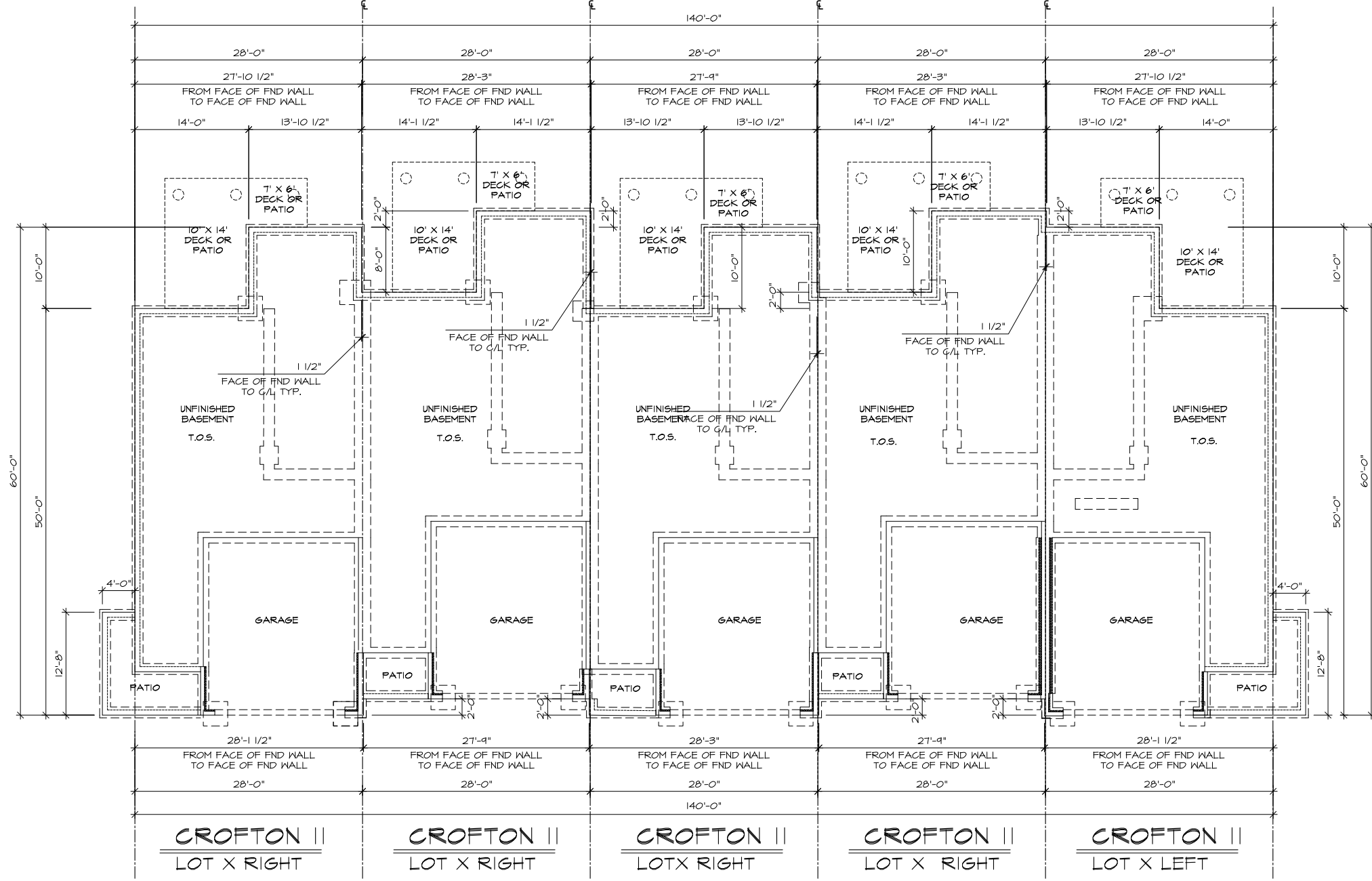
HOUSE NAME:	MEDFORD - CROFTON II
DRAWING TITLE	

SHEET No.	C7-2
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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. 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 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·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 II-BUILDING STRIP
HI-VIZ BSMT CONDITIONS

SHEET No.
3

2/26/2026

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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

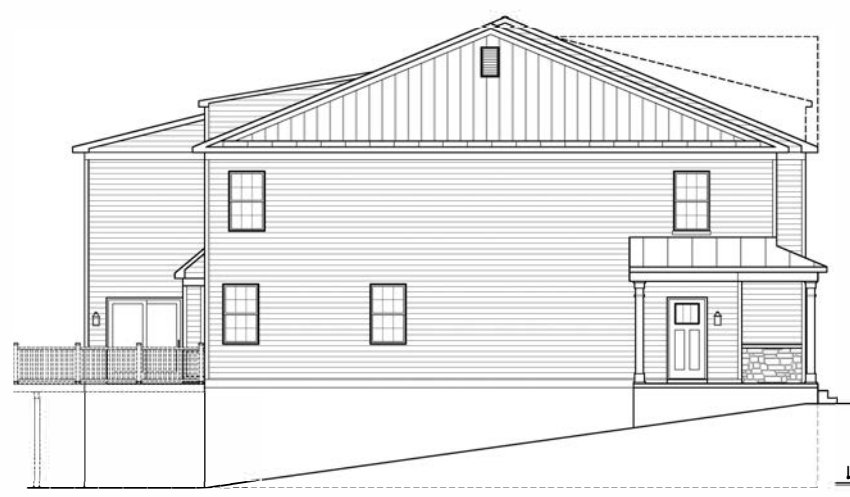
REAR ELEVATION
CROFTON II WALK-OUT BASEMENT

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

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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



4'-0"

4'-0"

REAR ELEVATION
CROFTON II SLAB ON GRADE

REAR ELEVATION
CROFTON II SLAB ON GRADE

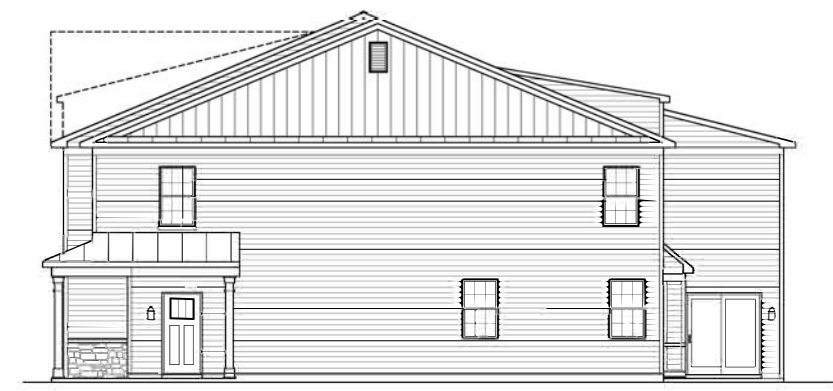
REAR ELEVATION
CROFTON II SLAB ON GRADE

REAR ELEVATION
CROFTON II SLAB ON GRADE

REAR ELEVATION
CROFTON II SLAB ON GRADE



LEFT SIDE ELEVATION
SLAB ON GRADE



RIGHT SIDE ELEVATION
SLAB ON GRADE

WADE
ARCHITECTURE
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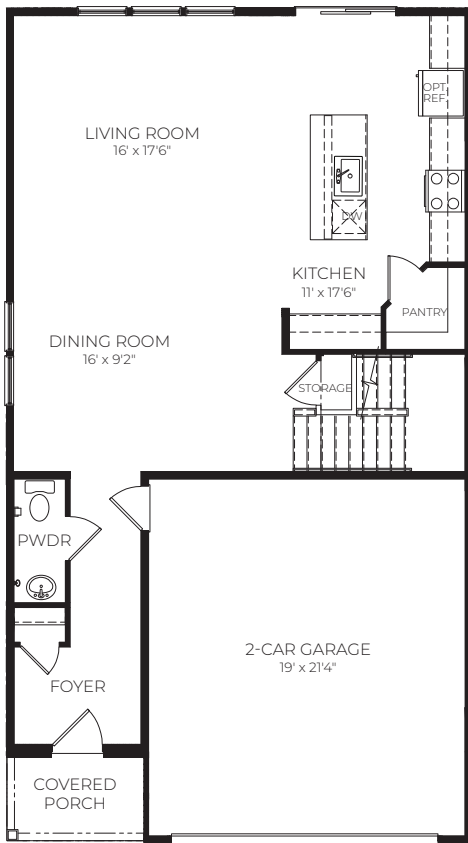
D·R·HOBION
America's Builder

DRAWN BY:
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DATE:
02.10.26
PROJECT NO.

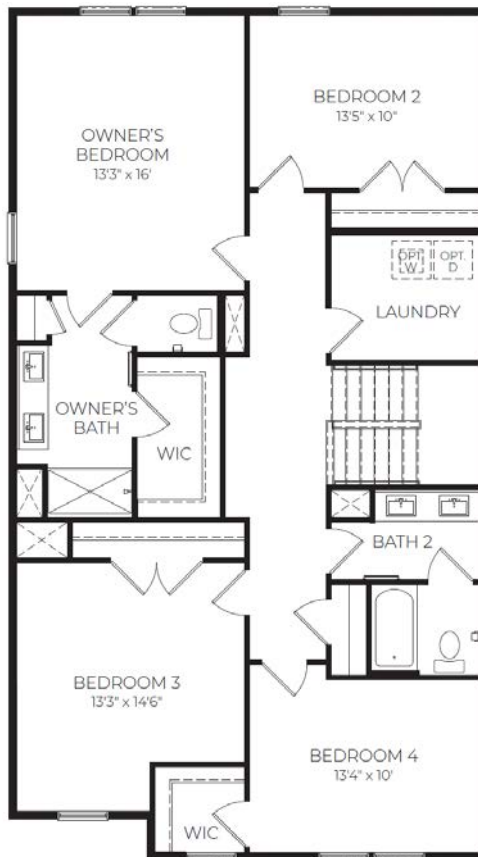
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
TDG PARK VIEW / EPS MEDFORD NJ
DRAWING TITLE
**CROFTON II-BUILDING STRIP
SLAB ON GR. ELEVATIONS**

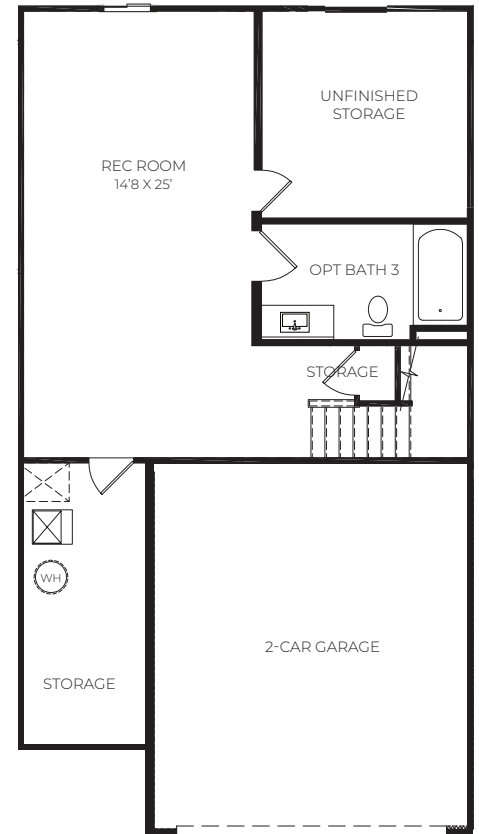
SHEET No.
3
11



FIRST FLOOR



SECOND FLOOR



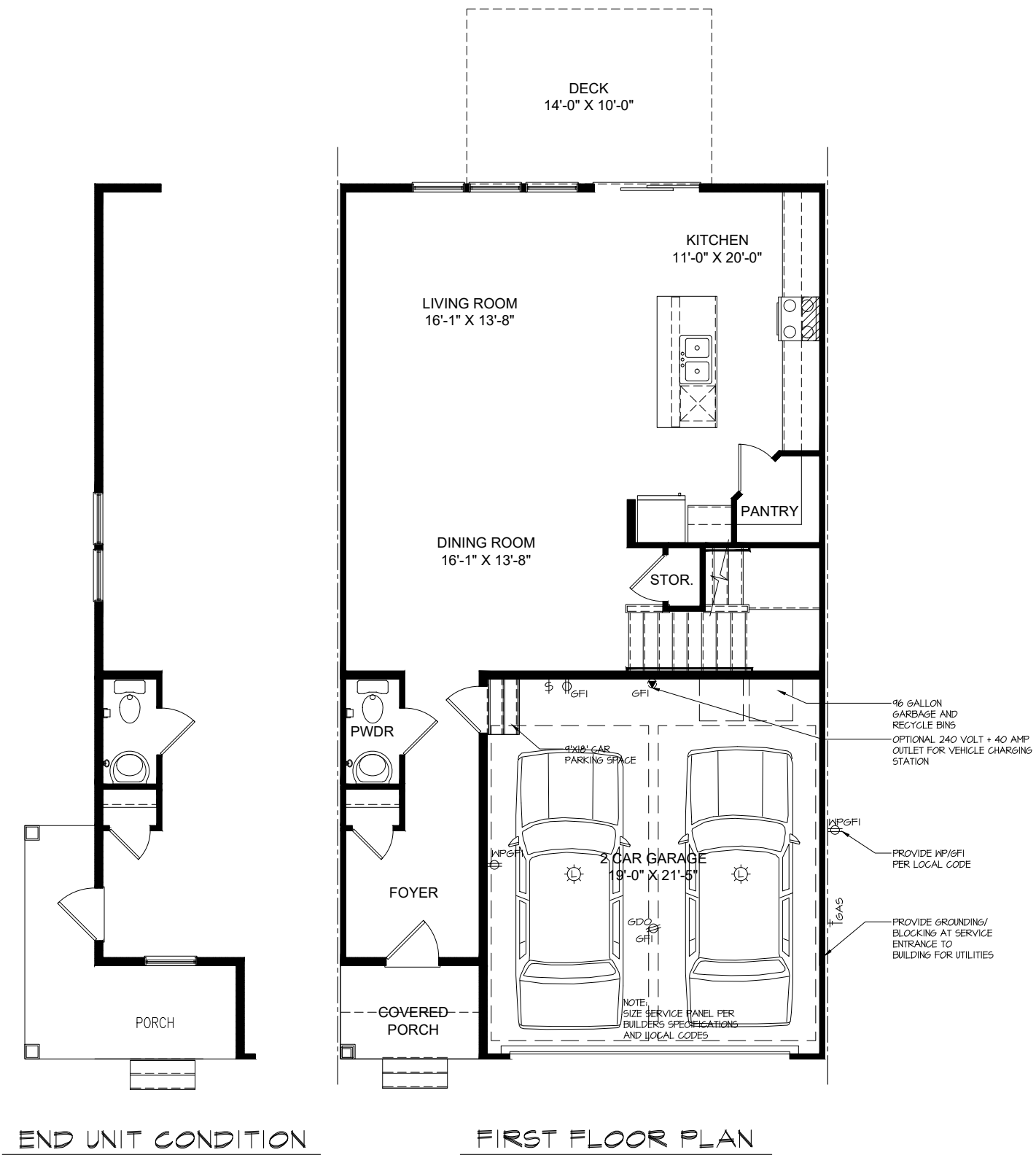
FINISHED BASEMENT

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

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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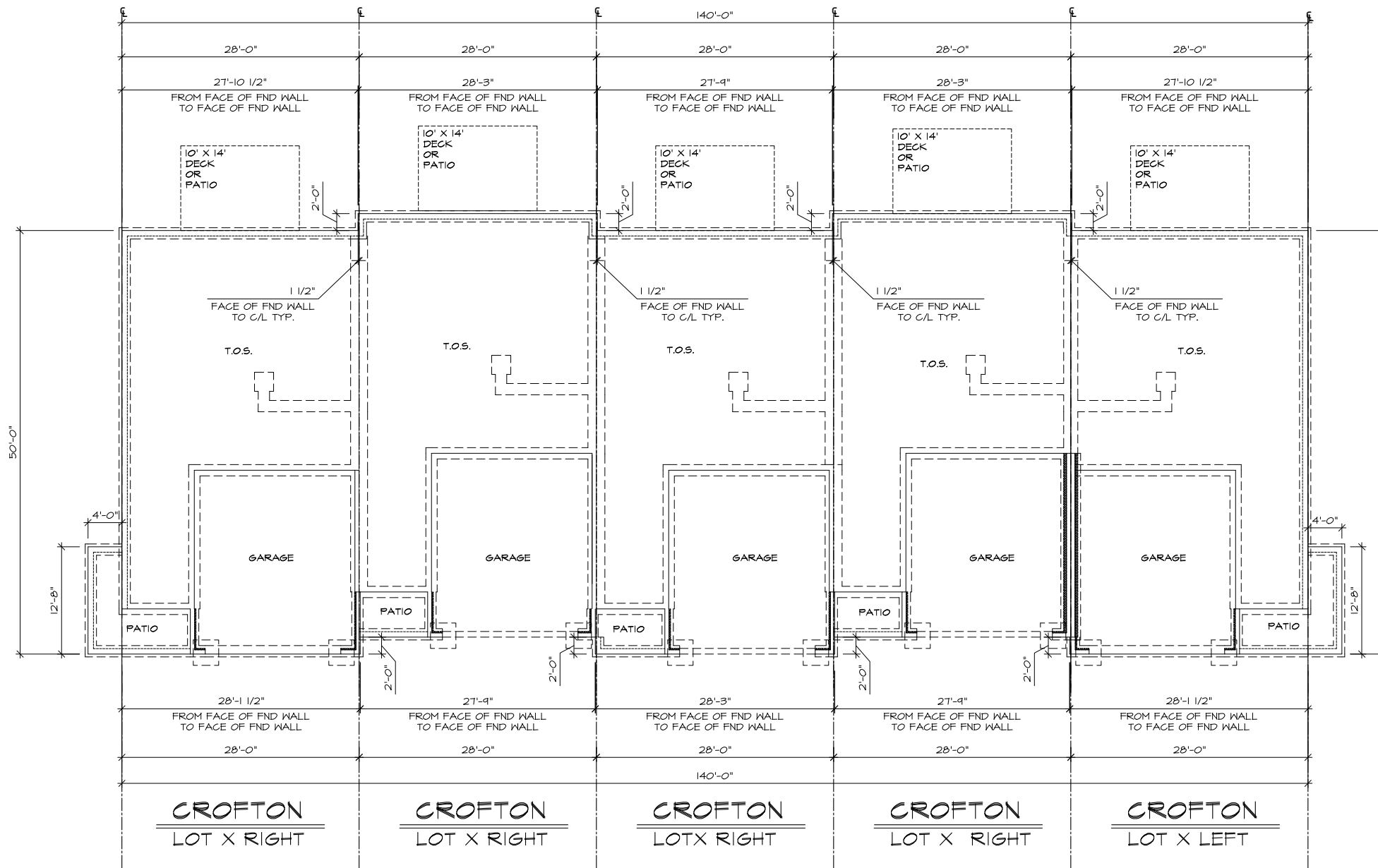


END UNIT CONDITION

FIRST FLOOR PLAN



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

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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



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



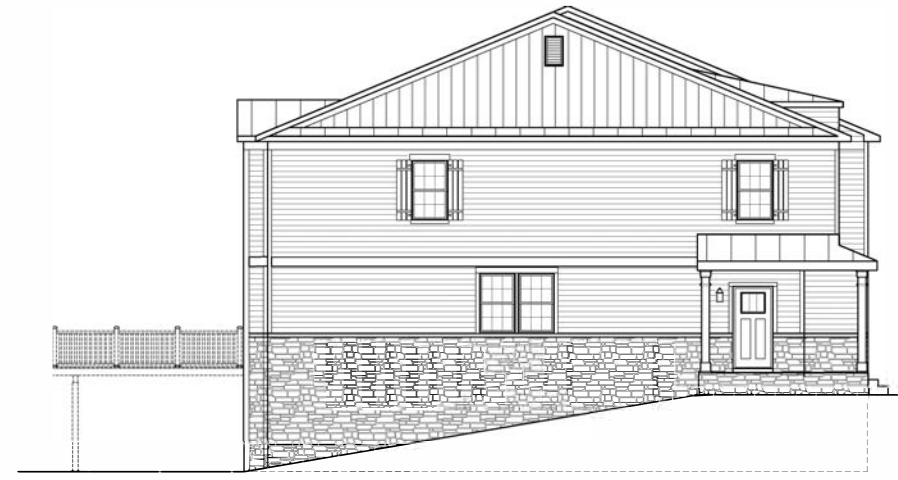
REAR ELEVATION (HI-VIZ)
CROFTON-WALK-OUT BASEMENT

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

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

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

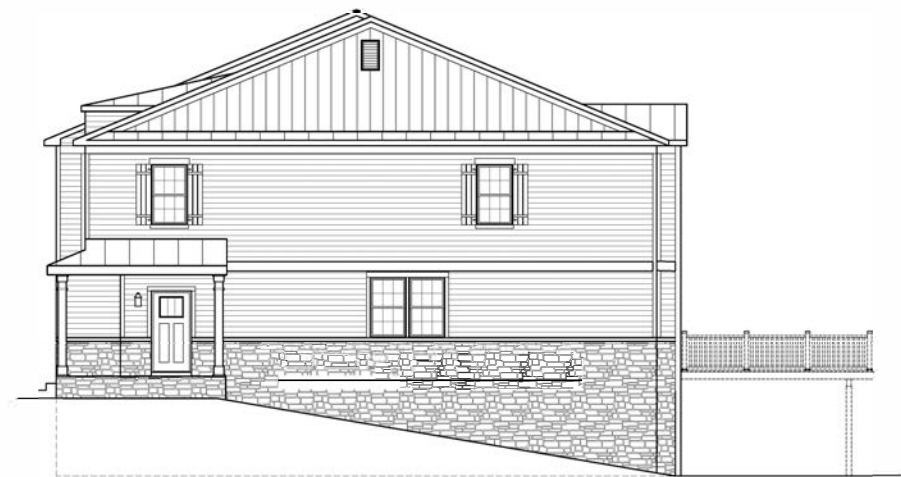
REAR ELEVATION (HI-VIZ)
CROFTON-WALK-OUT BASEMENT



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

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



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



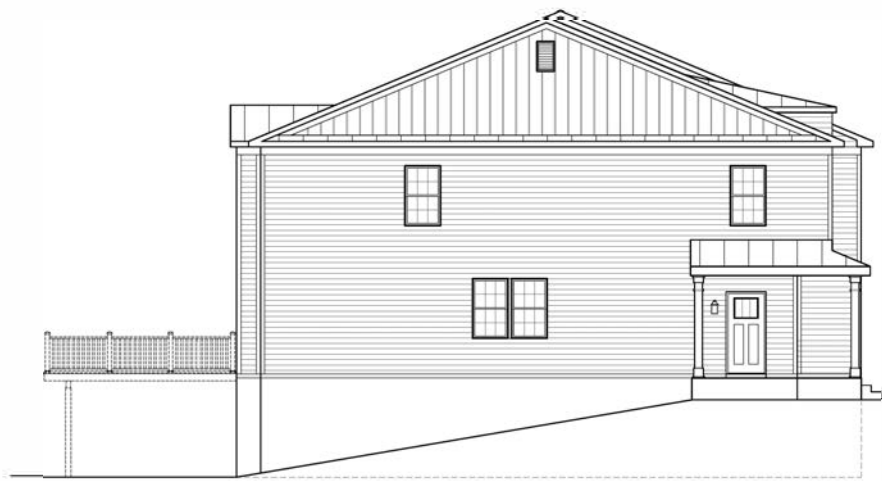
REAR ELEVATION
CROFTON- IN GROUND BASEMENT

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·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/ BSMT
SIDE & REAR ELE.

SHEET No.

20



RIGHT SIDE ELEVATION
CROFTON



LEFT SIDE ELEVATION
CROFTON



4'-0" REAR ELEVATION REAR ELEVATION REAR ELEVATION REAR ELEVATION REAR ELEVATION 4'-0"
CROFTON- SLAB ON GRADE CROFTON- SLAB ON GRADE CROFTON- SLAB ON GRADE CROFTON- SLAB ON GRADE CROFTON- SLAB ON GRADE

2/26/2026

WADE
ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

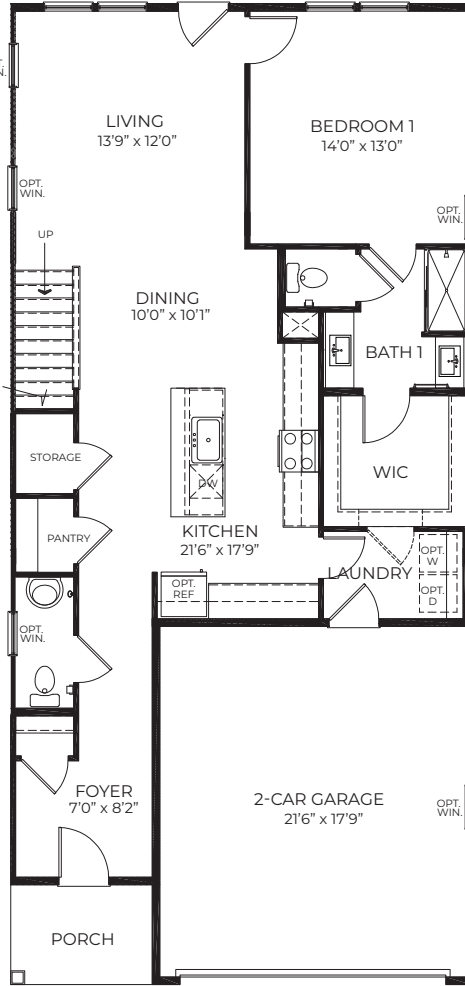
D·R·H·O·R·I·O·N
America's Builder

DRAWN BY:
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DATE:
02.10.26
PROJECT NO.

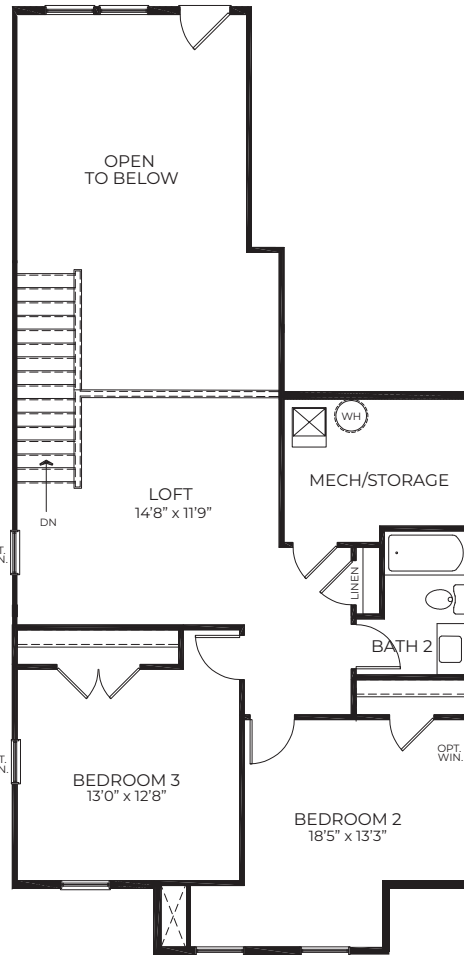
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

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

SHEET No.
2E



FIRST FLOOR

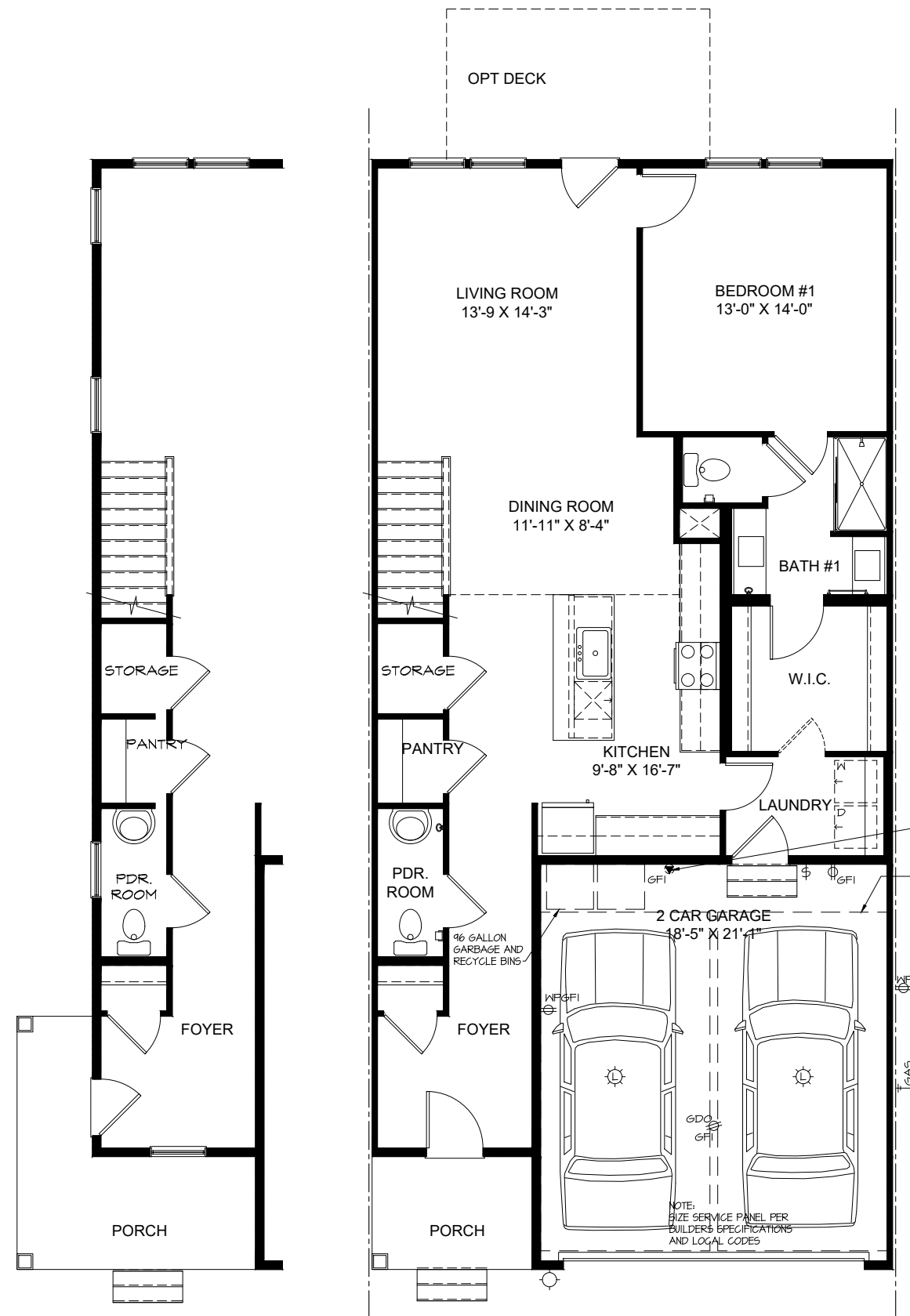


SECOND FLOOR

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"

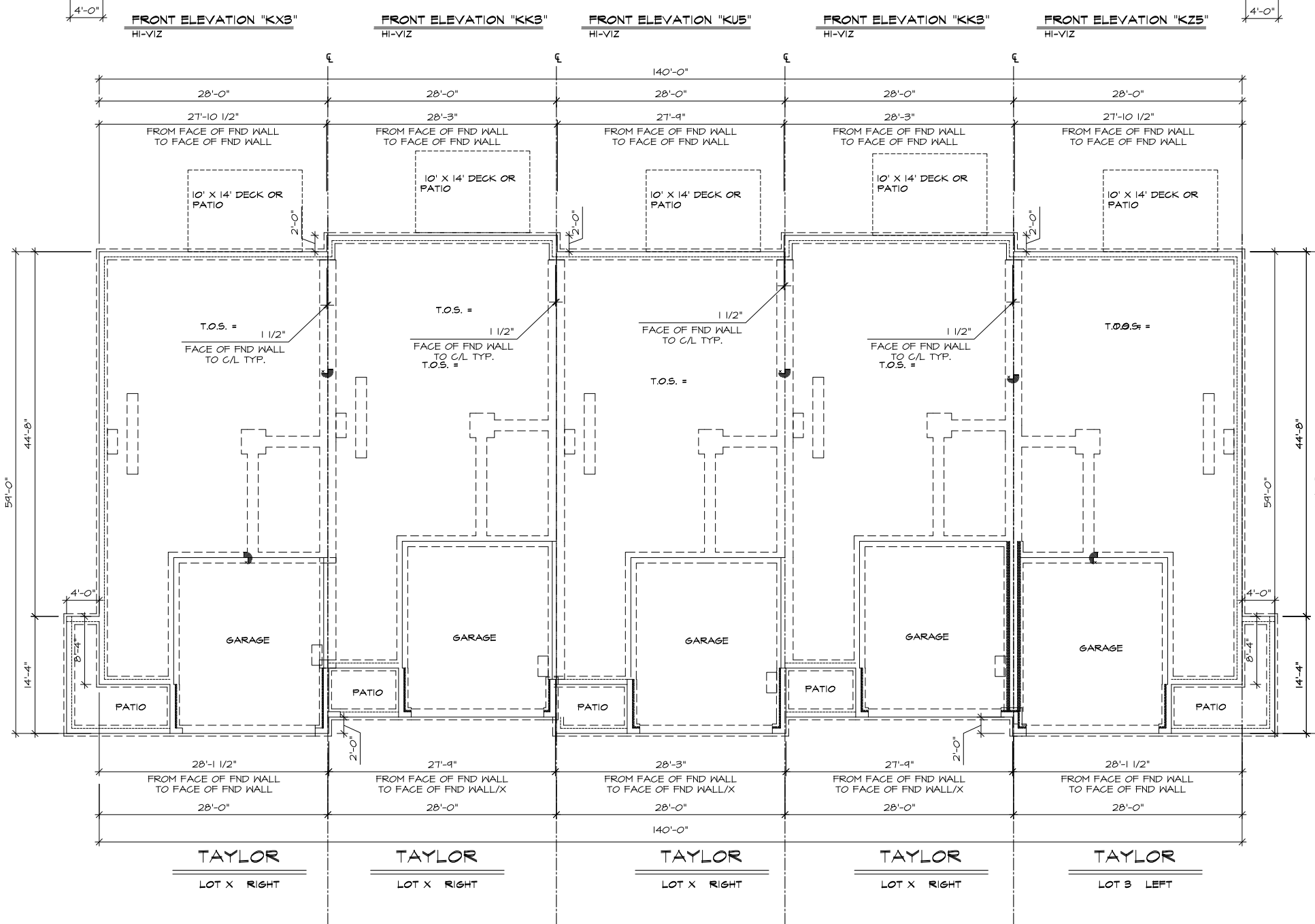
HOUSE NAME:	TAYLOR-01
DRAWING TITLE:	FLOOR PLANS

SHEET No.	TA-1
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END UNIT CONDITION

FIRST FLOOR PLAN



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 VIEW/EPS MEDFORD NJ
DRAWING TITLE
TAYLOR BUILDING STRIP
W BSMT HI-VIZ

SHEET No.



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.





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

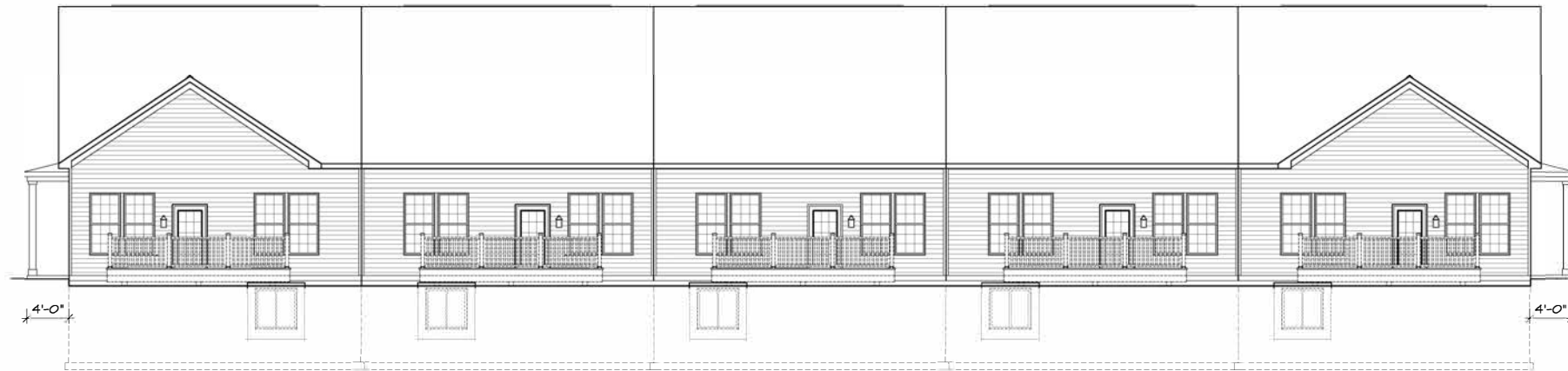
WADE
ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

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·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
**TAYLOR BUILDING STRIP -
W BSMT**

SHEET No.





2/26/2026

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 VIEW / EPS MEDFORD NJ
DRAWING TITLE
**TAYLOR BUILDING STRIP-
W SLAB ON GRADE**

SHEET No.
III



FRONT 1
Hi-Viz



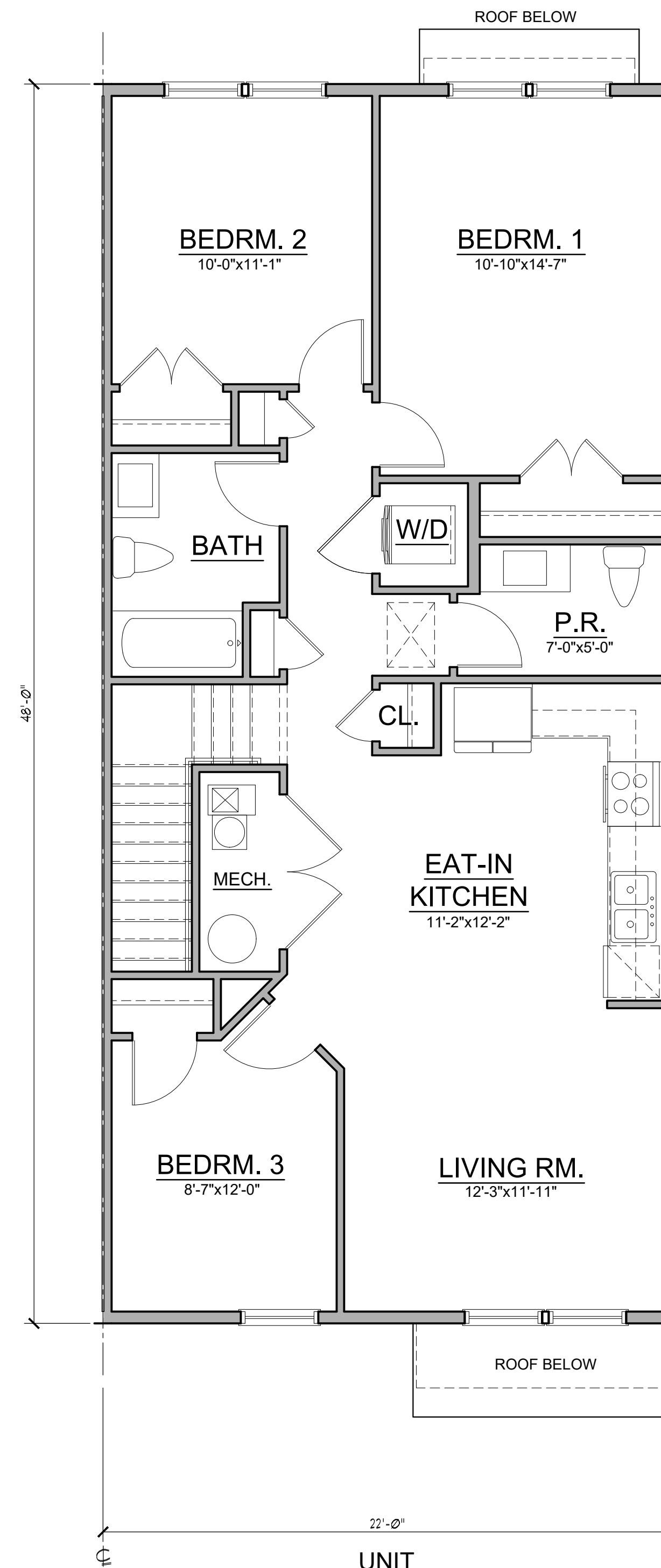
FRONT 2
Hi-Viz



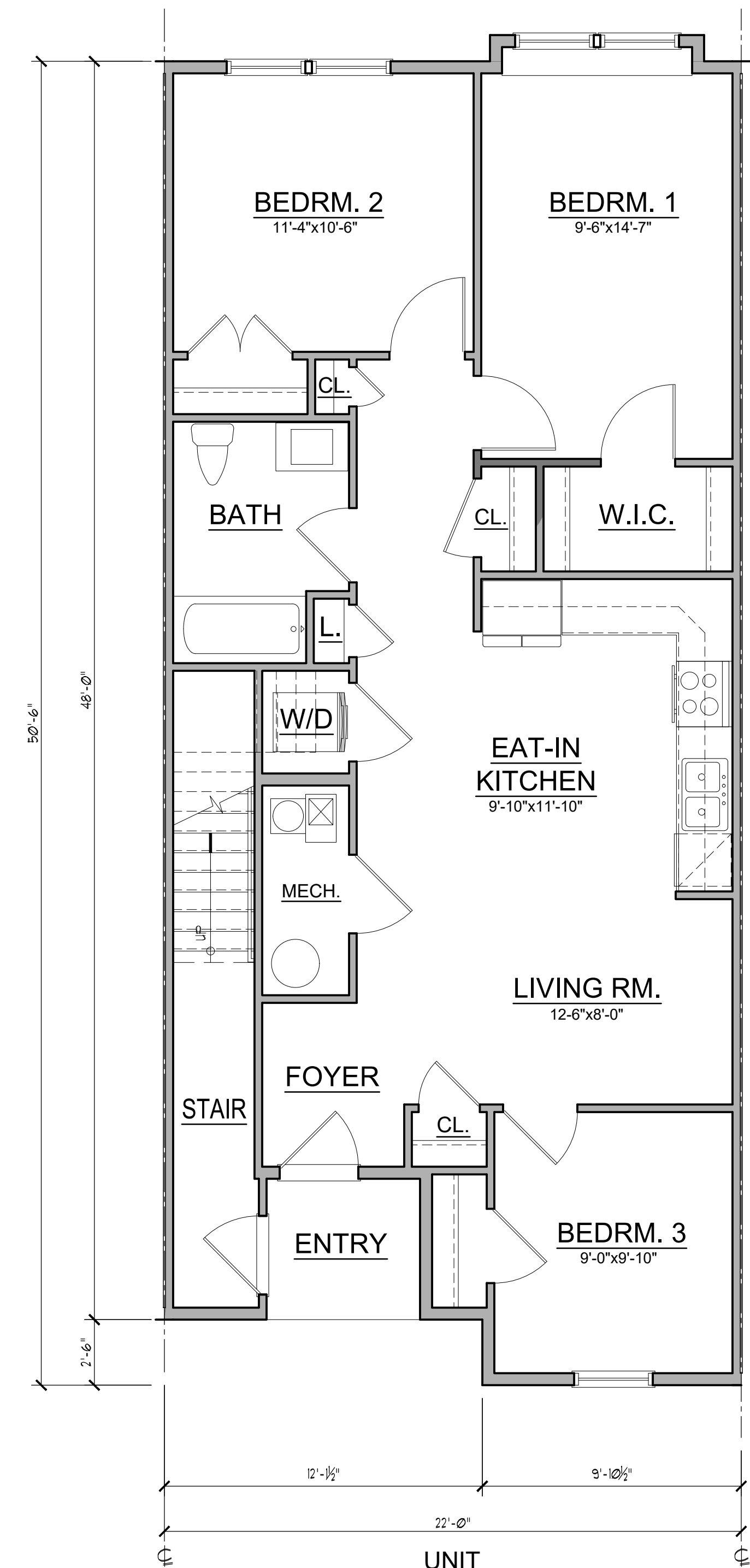
REAR 1
Hi-Viz



REAR 2
Hi-Viz



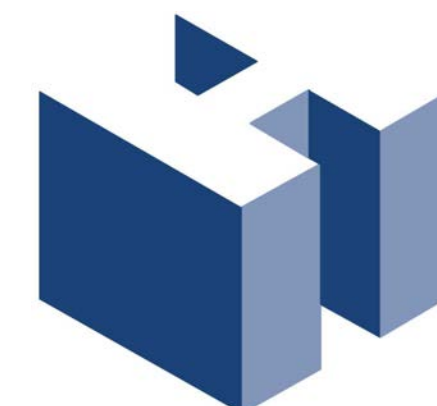
UNIT 'OLIVIA'
3 BR INT. UNIT
1,015 S.F.



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

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

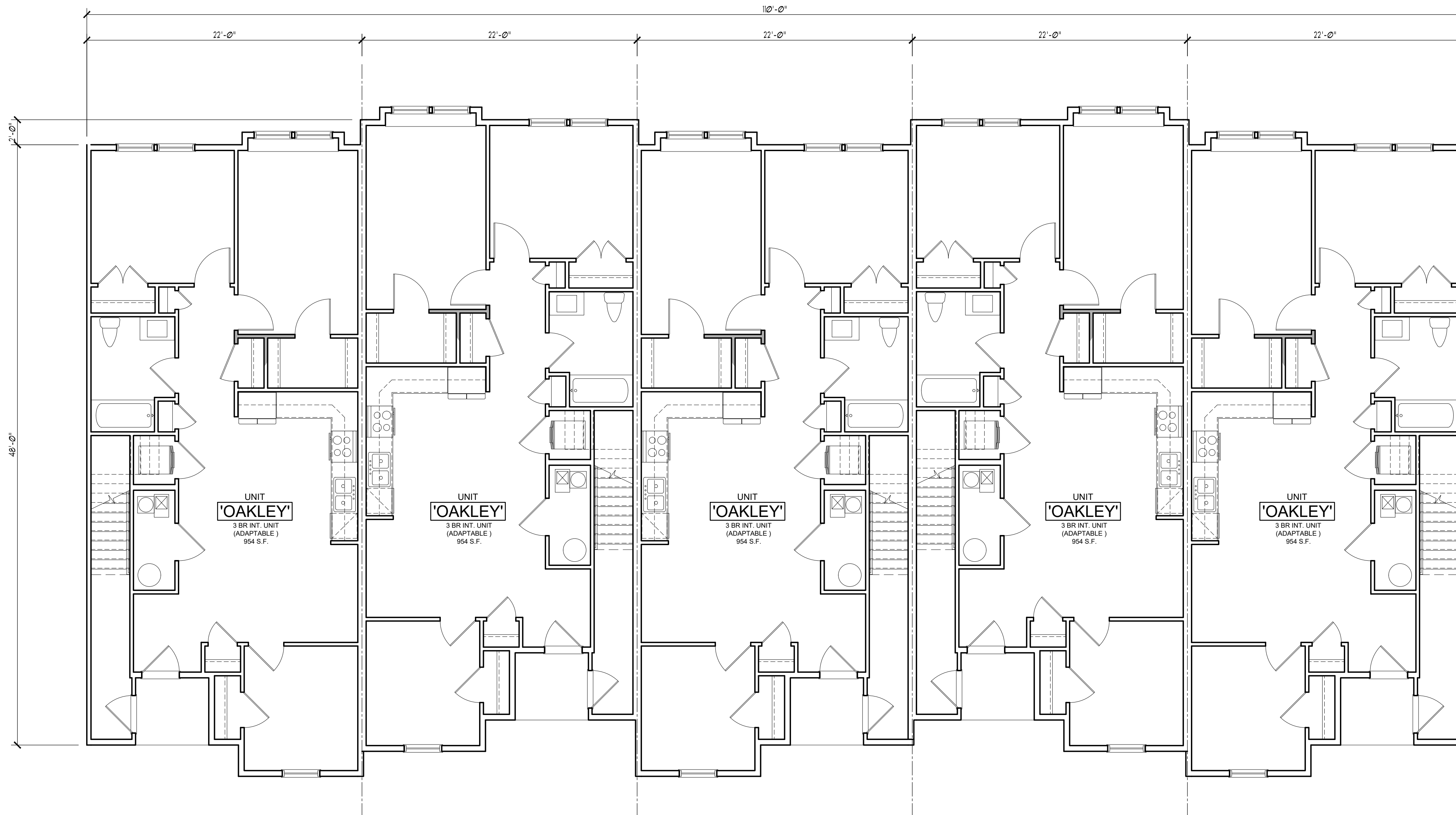
PROJECT NAME:
OAKLEY-OLIVIA MODEL
The Landings at Kirby Mills, Medford, New Jersey



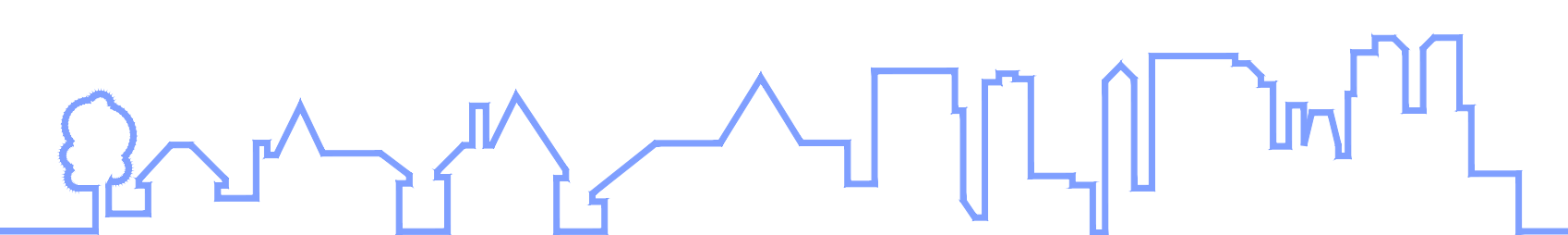
HOLLIDAY ARCHITECTS, Inc.
JACKSON COMMONS SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.953.5373
FAX: 609.953.5737

3212 Brigantine Boulevard
BRIGANTINE, NJ 08203
609.953.5373
FAX: 609.953.5737

REVISIONS:		SHEET TITLE: PLANS / ELEVATIONS	
		SCALE: AS NOTED	SHEET NO. SK-1
		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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 609.953.5373
 FAX: 609.953.5737

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

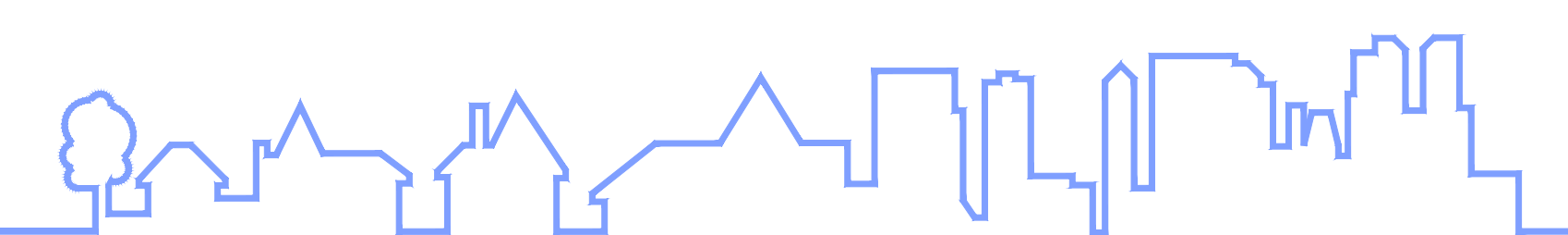
REAR 1
Reversed

REAR 2
Reversed

REAR 1

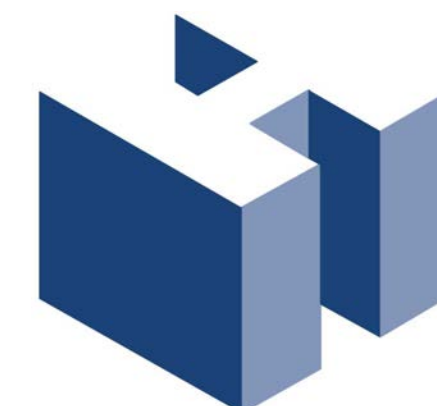


3
RIGHT ELEVATION
SK-3 SCALE: 3/16" = 1'-0" HI-VIZ



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