APPRAISAL
OF THE
FORMER LIBRARY BUILDING

BEING
BLOCK 1705, LOT 7.01 (FORMER LOTS 6&7)

LOCATED AT
39 ALLEN AVENUE
TOWNSHIP OF MEDFORD
BURLINGTON COUNTY, NEW JERSEY

AS OF
APRIL 22, 2025

PREPARED FOR
TIMOTHY M. PRIME, PARTNER
PRIME TUVEL & MICELI
ATTORNEYS AT LAW
O/B/O THE TOWNSHIP OF MEDFORD
14000 HORIZON WAY, SUITE 325
MOUNT LAUREL, NJ 08054
VIA EMAIL: TIM@PRIMELAW.COM

PREPARED BY
SOCKLER REALTY SERVICES GROUP, INC.
299 WARD STREET, SUITE C
HIGHTSTOWN, NEW JERSEY 08520
SRSGI NO. BU-25-114

May 8, 2025

Timothy M. Prime, Partner
Prime Tuvel & Miceli
Attorneys at Law
O/B/O The Township of Medford
14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054
Via Email: tim@primelaw.com

Re: Appraisal Proposal
Block 1705, Lot 7.01 (Former Lots 6&7)
39 Allen Avenue
Township of Medford
Burlington County, New Jersey
SRSGI# BU-25-114

Dear Mr. Prime:

Sockler Realty Services Group, Inc. has completed its appraisal of the referenced property. The appraisal has been developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. The appraisal has also been prepared, and the report written, to conform to the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute.

The subject of this appraisal is a ±0.392-acre parcel of land improved with a ±6,649 square-foot structure formerly occupied by the Pinelands branch of the Burlington County Library. The original structure predates 1970 when the Township of Medford began construction of the addition of the East and West wings of the building, as well as an entry vestibule. Subsequent to that addition the building was further altered to include a new addition on the western part of the building circa 1985 bringing the total square footage to its present day ±6,649 square feet. The property is located at the intersection of Allen Avenue, and South main Street in Township of Medford. The property is identified on the Township of Medford's tax maps as Block 1705, Lot 7.01 (Former Lots 6&7). It has a mailing address of 39 Allen Avenue, Medford, NJ 08055-2465

The purpose of this appraisal is to estimate the market value of the fee simple estate in the subject property. The intended use of this report is to estimate the subject properties value for possible sale and redevelopment purposes.

The only intended users of this report known to the appraisers is our client, The Township of Medford & Timothy M. Prime, Esq. of Prime, Tuvel & Miceli.

Based on our inspection of the referenced property and the investigations and analyses undertaken, and subject to the assumptions and limiting conditions set forth in the accompanying report, it is our opinion that the market value of the Fee Simple interest in the subject property as of April 22, 2025, was:

TWO HUNDRED EIGHTY THOUSAND DOLLARS
($280,000).

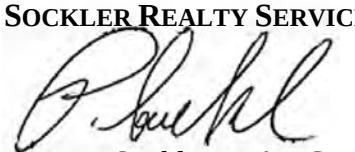
The accompanying report communicates the results of this appraisal and has been prepared as an ***Appraisal Report*** as defined in Standards Rule 2-2(b) of USPAP. As such, it states the intended use and users of the appraisal; describes information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment; states the real property interest being appraised; states the purpose of the appraisal, including the type and definition of value and its source; states the effective date of the appraisal and the date of the report; describes sufficient information to disclose to the client and any intended users of the appraisal the scope of work used to develop the appraisal; and states all assumptions, hypothetical conditions and limiting conditions that affected the analyses, opinions and conclusions.

In addition, the accompanying ***Appraisal Report*** describes the information analyzed, the appraisal procedures followed, and the reasoning that supports the analyses, opinions and conclusions; states the use of the real estate existing as of the date of value, and the use of the real estate reflected in the appraisal; describes the support and rationale for the appraiser's opinion of the highest and best use of the real estate; and the reason for excluding any of the usual valuation approaches; and includes a signed certification in accordance with USPAP Standards Rule 2-3.

This letter of transmittal should only be used in conjunction with the entire, accompanying appraisal report. Any separation of the signature page of this transmittal letter from the accompanying report invalidates the conclusions found therein.

Respectfully submitted,

SOCKLER REALTY SERVICES GROUP, INC.



Peter E. Sockler, MAI, CRE®, FRICS
President
NJ Certified General Real Estate Appraiser
Certification Number 42RG00019800

TABLE OF CONTENTS

APPRAISAL OVERVIEW
Executive Summary ii
Subject Photographs iv
Certification of Appraisers v
General Assumptions and Limiting Conditions vi

GENERAL INFORMATION
Identification of Subject Property 1
Ownership and Occupancy 1
Purpose and Intended Use of Appraisal 3
Scope of Appraisal 4
Property Rights Appraised 4
Definitions 5
Date of Appraisal 7

MARKET INFORMATION
Regional Analysis 8
Area & Neighborhood Analysis 17
Market Analysis 24
Marketing Period 32

PROPERTY INFORMATION
Site Analysis 33
Description and Analysis of Improvements 36
Zoning Analysis 43
Tax and Assessment Data 48
Highest and Best Use Analysis 50

VALUATION
Appraisal Process 54
Sales Comparison Approach 56
Reconciliation & Final Value Estimate 72

ADDENDUM
Qualifications of Appraiser(s)
Additional Subject Photographs
Flood Map
Zoning Information
Subject Deed
Township Request for Proposal
Lot Consolidation Deed/Survey
Pinelands Library Plans

EXECUTIVE SUMMARY

39 ALLEN AVENUE, TOWNSHIP OF MEDFORD
BURLINGTON COUNTY, NEW JERSEY

Property Description:	The subject of this appraisal is a ±0.392-acre parcel of land improved with a ±6,649 square-foot structure formerly occupied by the Pinelands branch of the Burlington County Library. The original structure predates 1970 when the Township of Medford began construction of the addition of the East and West wings of the building, as well as an entry vestibule. Subsequent to that addition the building was further altered to include a new addition on the western part of the building in ~1984 bringing the total square footage to its present day ±6,649 square feet. The property is located at the intersection of Allen Avenue, and South main Street in Township of Medford.
Ownership:	The title of the subject property is currently held by the Township of Medford
Purpose of Appraisal:	The purpose of this appraisal is to estimate the market value of the fee simple estate in the subject property. The intended use of this report is to estimate the subject properties value for possible sale and redevelopment purposes.
Property Rights Appraised:	Fee simple
Effective Date of Appraisal:	April 22, 2025
Transmission Date of Appraisal:	May 8, 2025
Tax Map Identification:	Block 1705, Lot 7.01 (Former Lots 6&7)
Zoning:	PPE Park/Public/Education
Property Zip Code:	08055-2465
Highest and Best Us As Vacant:	Redevelopment of the subject site for Office or Retail purposes consistent with The Townships Request for Proposal.

Highest and Best Use As Improved: Redevelopment of the subject site for Office or Retail purposes consistent with The Townships Request for Proposal.

Valuation Summary

Sales Comparison approach

	Min	Max
Unadjusted Comparable Range ($/sf)	$56	$98
Adjusted Comparable Range ($/sf)	$58	$82

Indicated Value	$453,391
Deduction for Repair Estimate	$175,000
Indicated Value Minus Damages	$278,391
Concluded market Value	$280,000

Please note that this *Executive Summary* has been included for the reader's convenience and is only part of this appraisal report. As such, it must be used in conjunction with the entire appraisal report and is subject to the *General Assumptions and Limiting Conditions* contained herein.

SUBJECT PHOTOGRAPHS

Subject Property:
Block 1705, Lot 7.01 (Former Lots 6&7)
39 Allen Avenue
Township of Medford
Burlington County, New Jersey

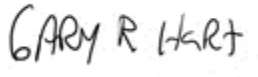
CERTIFICATION OF APPRAISERS

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions;
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
- We have not performed services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this restricted appraisal assignment;
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this restricted appraisal;
- No one has provided significant real property appraisal assistance to the persons signing this certification;
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- As of the date of this report, Peter Sockler, MAI, CRE®, FRICS is a certified general real estate appraisers in the state in which the subject of this report is located.
- Peter Sockler, MAI, CRE®, FRICS has made a personal inspection of the property that is the subject of this report;
- As of the date of this report, Peter E. Sockler, MAI, CRE®, FRICS, has completed the requirements of the continuing education program for Designated Members of the Appraisal Institute;

SOCKLER REALTY SERVICES GROUP, INC.

Peter E. Sockler, MAI, CRE®, FRICS
Principal
NJ Certified General Real Estate Appraiser
Certification Number 42RG00019800



Gary Hart
Trainee
NJ Certified Real Estate Appraiser
Certification number 42RP00421100

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions which may or may not be applicable:

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the subject property is assumed to be good and marketable unless otherwise stated.
- There are no existing judgments or pending or threatened litigation which could affect the value of the property.
- The property is appraised free and clear of any and all liens and encumbrances, unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- Any information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable, would affect its highest and best use, or would have a material effect on its utility. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with all federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the attached report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the attached report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value; furthermore, no responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user of the appraisal is urged to retain an expert in this field, if desired.

This appraisal report has been made with the following general limiting conditions which may or may not be applicable:

- Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. Any separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- An appraisal is inherently subjective and represents only an estimate of a property's fair market value.
- No environmental impact studies were conducted in conjunction with this appraisal, and our value opinions are subject to revision based upon any such studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
- Any income and expense estimates contained in this appraisal are used only for the purpose of estimating current fair market value and do not constitute predictions of future operating results.
- Possession of this report, or a copy thereof, does not carry with it the right of publication.
- The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
- Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with the building plans referenced in the report.
- The forecasts, projections, or estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
- We reserve the right to require, as a condition to our rendering an opinion as to value, the engagement of professional experts in certain disciplines. The engagement of any such expert and the compensation of such expert shall be solely the responsibility of the client.
- The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report, but which may have been omitted from these General Assumptions and Limiting Conditions.
- The appraisers have not been made aware of, nor are they qualified to ascertain, the existence of radon, a radioactive gas which occurs naturally in the soil of certain identified areas. In concentrated form, this gas has been shown to have detrimental health effects, and its existence would potentially have a negative impact on the value(s) reported in the appraisal. The value estimate assumes the subject is free and clear of radon gas.

- If provided, the estimated insurable value is included at the request of the client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable value purposes. The appraisers are not familiar with the definition of insurable value from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The appraisers are not cost experts in cost estimating for insurance purposes.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. A specific compliance survey or analysis of this property has not been made to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since there is no direct evidence relating to this issue, any possible noncompliance with the requirements of the ADA was not considered in estimating the value of the subject property.

IDENTIFICATION OF SUBJECT PROPERTY

The subject of this appraisal is a ±0.392-acre parcel of land improved with a ±6,649 square-foot structure formerly occupied by the Pinelands branch of the Burlington County Library. The original structure predates 1970 when the Township of Medford began construction of the addition of the East and West wings of the building, as well as an entry vestibule. Subsequent to that addition the building was further altered to include a new addition on the western part of the building in ~1984 bringing the total square footage to its present day ±6,649 square feet. The property is located at the intersection of Allen Avenue, and South main Street in Township of Medford. The property is identified on the Township of Medford's tax maps as Block 1705, Lot 7.01 (Former Lots 6&7). It has a mailing address of 39 Allen Avenue, Medford, NJ 08055-2465

OWNERSHIP AND OCCUPANCY

The title of the subject property is currently held by Township of Medford, who purchased the property from Elog Development Corporation & Edward F. Goehring, Jr. and Edward L. Griffith on June 14, 1968, for a consideration of $6,000. This transaction is recorded in the Burlington County Clerk's Office in Deed Book 1678 on page 863. A copy of the deed is included in the *Addendum* of this report.

The Township of Medford later consolidated lots 6 & 7 into the new lot 7.01 on March 18, 2025. This transaction is recorded in the Burlington County Clerk's Office in Deed Book OR13763, page 8590, and is included in the *Addendum* of this report.

At the time of inspection, the property was vacant. It was reported that the Burlington County Library vacated the property in the Spring of 2021, and it has remained vacant since.

Research of the applicable public records, private data services, and a conversation with the property owner revealed that the subject property is not under current agreement or option. The Township of Medford has, however, advertised a request for proposal (RFP) issued March 9, 2025 in which the Township solicited qualified developers or development teams to submit proposals for redevelopment of the property. On August 20, 2024 the Township council adopted resolution No. 148-2024 designating the property as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing law, N.J.S.A. 40A:12A-1.

The Township has indicated in the Request for Proposal the intention to draft a Redevelopment Plan for the site to establish conditions for revitalization of the property. This Redevelopment Plan will include standards for modified zoning, permitted uses, bulk standards, as well as design standards, depending on the responses to the RFP. The subject property is presently located within a PPE – Park/Public/Education District which allows for civic and public uses, such as educational and recreational activities, municipal buildings, churches, libraries, open space, and parks. South Main Street, located at the western end of the subject property line is a commercial corridor zoned HVC – Historic Village Commercial which permits a variety of commercial uses, such as shops for retail sales, restaurants, limited breweries, offices and other related establishments. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. 40A: 12A-1 et. seq. As the former library site is located in the PPE Zone, it was not within this previously designated Rehabilitation Area. The entirety of the Request for Proposal is included in the Addendum of this report.

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple estate in the subject property. The intended use of this report is to estimate the subject properties value for possible sale and redevelopment purposes. The only intended users of this report known to the appraisers is our client, The Township of Medford & Timothy M. Prime, Esq. of Prime, Tuvel & Miceli.

SCOPE OF APPRAISAL

The scope of a restricted appraisal encompasses the research and analysis necessary to prepare a narrative report in accordance with its intended use, and with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Gary Hart performed an interior inspection of the property on April 22, 2025. Peter E. Sockler, MAI, CRE, FRICS, inspected at a later date.

Additional property-related data were assembled from the public records of the municipality, from our files and a physical inspection of the site. This information included, but was not limited to, planning department files, the legal description, real estate tax information and a review of the zoning regulations impacting the subject property.

Regional, county, municipal, and neighborhood data were based on our knowledge of the area, by inspection and interview, information in our files, newspapers, and regional economic bureaus. In addition, information was obtained from our review of various publications, from conversations with professionals knowledgeable regarding the local market and conversations with local residents and businesspersons.

We investigated the marketplace for sales of comparable sales and/or leases. These sales and subsequent analyses lead to the value conclusions presented herein. Furthermore, we researched financial assumptions through prior and on-going discussions with investors, lenders, property owners, property managers and commercial real estate brokers actively involved in the marketplace. The above information was analyzed and integrated into all of the applicable valuation approaches (see Appraisal Process for the exclusion of any valuation approaches).

This appraisal is presented in an ***appraisal report*** format. It has been written to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation. It has also been written to conform to the Code of Professional Ethics of the Appraisal Institute.

In short, the scope of this appraisal assignment included collection, verification, and analysis of general market data, property specific data and comparable sales.

PROPERTY RIGHTS APPRAISED

This appraisal report is of the fee simple interest in the subject property.

DEFINITIONS

Market Value

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following.

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[2]

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.[3]

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "market value." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 118-119.
[2] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "fee simple estate." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 73.
[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "leased fee interest." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 105.

Insurable Value

A type of value for insurance purposes.[1]

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." [2]

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.) See also special assumption.

1. An assumption directly applicable to a specific service which, if found to be false, could alter the opinions or conclusions in an appraisal report or review. [3]

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption; and
- Use of the extraordinary assumption results in a credible analysis.[4]

It is assumed that the Township of Medford will modify existing zoning regulations or create new ones to accommodate the approval and implementation of any Request for Proposal (RFP) submissions that align with township development goals, community needs, or economic initiatives. This assumption is based on the expectation that such adjustments will be consistent with township planning practices and regulatory adaptability in response to future development opportunities.

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "insurable value." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 97.
[2] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "retrospective value opinion." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 166.
[3] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "extraordinary assumption." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 68, 178.
[4] The Appraisal Foundation, USPAP 2020-2021 Edition, electronic edition, pp. 17

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2020-2021 ed.) [1]

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and
- Use of the hypothetical condition results in a credible analysis.[2]

A *Hypothetical Condition* has not been used.

DATE OF APPRAISAL

The effective date of this appraisal is April 22, 2025, which is the date of its most recent inspection.

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "hypothetical condition." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 92.
[2] The Appraisal Foundation, USPAP 2020-2021 Edition, electronic edition, pp. 17

REGIONAL ANALYSIS
BURLINGTON COUNTY, NEW JERSEY

Burlington County is a county in the U.S. state of New Jersey. The county is the largest in New Jersey by area. Its county seat is Mount Holly.
[1] As of the 2020 United States Census, Burlington County's population was 461,860, making it the 11th-largest of the state's 21 counties and representing a 13,126 (2.9%) increase from the 448,734 residents enumerated in the 2010 census.[2]

Burlington County is located in what is known as the Delaware Valley area, because of its positioning to the east of the Delaware River. As of the 2022 Gazetteer Files from the U.S. Census, it has 799.28 square miles of land area and 20.90 square miles of water area.[3] The county is bounded by Mercer County to the north, Monmouth County to the northeast, Atlantic County and Ocean County to the southeast, Camden County southwest, Philadelphia County, Pennsylvania to the west and Bucks County, Pennsylvania to the northwest.[4]

As of the 2022 American Community Survey, there were 466,103 people and 176,334 households residing in the county. The population density was 583.2 per square mile. Of the 176,334 households, 66% were married couples living together and 15% were non-families. The average household size was 2.6. In the county, the population was spread out with 22% under the age of 20, 12% from 20 to 29, 14% from 30 to 39, 26% from 40 to 59, and 26% who were 60 years of age or older. The median age was 41.5 years. [5]

The Census Bureau's 2022 American Community Survey showed that (in 2022 inflation-adjusted dollars) median household income was $100,478 (with a margin of error of +/- $3,030). The per capita income for the county was $50,960 (+/- $1,853). About 6.6% of the population were below the poverty line, including 9% of those under age 18 and 6% of those age 65 or over.[6]

Incorporated Cities, Towns, and Census Designated Places in Burlington County

Bass River 10	Beverly 3	Bordentown 6	Bordentown Twp 28	Burlington 4	Burlington Twp 31
Chesterfield 27	Cinnaminson 39	Delanco 35	Delran 37	Eastampton 23	Edgewater Park 34
Evesham 18	Fieldsboro 5	Florence 30	Haniesport 20	Lumberton 21	Mansfield 29
Maple Shade 40	Medford 17	Medford Lakes 9	Moorestown 38	Mt Holly 22	Mt Laurel 19
New Hanover 25	No Hanover 26	Palmyra 1	Pemberton 8	Pemberton Twp 15	Riverside 36
Riverton 2	Shamong 12	Southhampton 16	Springfield 24	Tabernacle 13	Washington 11
Westhampton 32	Willingboro 33	Woodland 14	Wrightstown 7		[7]

[1] New Jersey County Map, New Jersey Department of State
[2] https://www.census.gov/quickfacts/burlingtoncountynewjersey
[3] https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2022_Gazetteer/2022_gaz_counties_34.txt
[4] https://datausa.io/profile/geo/burlington-county-nj
[5] https://censusreporter.org/profiles/05000US34005-burlington-county-nj/
[6] https://censusreporter.org/profiles/05000US34005-burlington-county-nj/
[7] Locality Search, State of New Jersey.

Education – PreK – 12 Grade

Burlington County's public school system educates children grades K-12 within the following school districts.

Beverly City	Bordentown Regional	Burlington City	Burlington Twp	Chesterfield Twp
Cinnaminson Twp	Delran Twp	Eastampton Twp	Evesham Twp	Florence Twp
Hainesport Twp	Lenape Regional HS	Lumberton Twp	Mansfield Twp	Maple Shade Twp
Medford Twp	Moorestown Twp	Mount Holly Twp	Mount Laurel Twp	New Hanover Twp
North Hanover	No Burlington Regional	Palmyra Borough	Pemberton Twp	Rancocas Valley Regional
Riverside Twp	Riverton Borough	Shamong Twp	Southampton Twp	Springfield Twp
Tabernacle Twp	Westhampton Twp	Willingboro Twp	Woodland Twp[1]	

It also has numerous private schools, such as religion-based schools, Pre-K schools, a college prep school, and schools for special needs student.[2] For the 2019-2020 school year, there are 64 private schools in Burlington County, serving more than 7,000 students. 35% of these schools are religiously affiliated, most commonly Roman Catholic and Christian schools.[3]

[1] https://www.k12academics.com/national-directories/school-district/New%20Jersey/Burlington
[2] https://www.k12academics.com/national-directories/school-district/New%20Jersey/Burlington.
[3] https://www.privateschoolreview.com/new-jersey/burlington-county

Higher Education

Rowan College at Burlington County Mount Laurel & Willingboro Campuses	Provides education that will, in the future, allow students to graduate from college within 3 years. [1]
Burlington County College Pemberton Township & Mount Laurel	an accredited, co-educational, two-year public community college serving students from Burlington County. It was founded in 1966 and is considered a moderately-sized student body of serves ±5,000 students each year. Burlington County is now offering additional programs which provide convenient, affordable quality four-year education. Collaborating with such schools as Drexel University and Farleigh Dickinson, students may now attend these schools for the last two years of their four-year education without having to leave the Burlington campus. [2]

Transportation - Roads As of October 2022, the county had a total of 2,637.07 miles of roadways, of which 1,944.67 miles were maintained by the local municipality, 500.60 miles by Burlington County, 154.26 miles by the New Jersey Department of Transportation, and 37.54 miles by the New Jersey Turnpike Authority.[3] The New Jersey Turnpike extends through the county for ±30 miles from Cherry Hill Township in Camden County to Hamilton Township in Mercer County (including the 6.5 mile Turnpike Extension from the turnpike bridge over the Delaware River to the mainline at Exit 6). Five Turnpike interchanges are located in Burlington County: Exit 4 in Mount Laurel Township, Exit 5 in Westampton Township, Exit 6A in Florence Township, Exit 6 in Mansfield Township and Exit 7 in Bordentown Township. [4]

Unique Property -- Joint Base McGuire-Dix Lakehurst (Known as MDL -- McGuire Air Force Base and Fort Dix, an Army Reserve and National Guard Training Center). Burlington County is home to New Jersey's only US Air Force Base (McGuire AFB) and Fort Dix, an Army Reserve and National Guard training center that also has civilian facilities, including a state prison and the largest minimum-security federal prison in the country. [5]

Area of Interest – The Pine Barrens, an area that covers 1.1 million acres, or 22%, of New Jersey, is located in southern New Jersey, from most of Burlington and Ocean Counties; south to most of Atlantic County, northern Cape May and eastern Cumberland Counties; west to eastern Camden and Gloucester Counties. The Pine Barrens is becoming a popular tourist destination, offering history, nature, boating and fishing, swimming, camping, and a preserved 'outdoors' environment. Visitors are specifically asked to treat this natural haven and historic buildings with great care.[6]

[1] http://www.rcbc.edu/
[2] http://www.collegeview.com/schools/burlington-county-college/
[3] https://njsld.org/NJDOT/SLD/SheetViewer/api/Report/StatewideMileage?format=Pdf
[4] New Jersey Turnpike Straight Line Diagram, New Jersey Department of Transportation, January 1997. Accessed June 16, 2014.
[5] http://www.jointbasemdl.af.mil/
[6] http://www.pineypower.com/geninfopbpg10.html

Parks in Burlington County

Amico Island Park	Boundary Creek Natural Resource Area	Amphitheater, Westhampton
BC Community Agricultural Center	County Fairgrounds	Crystal Lake Park
Historic Smithville Park	Laurel Run Park	Long Bridge Park
Pennington Park	Rancocas Nature Center	Rancocas State Park, Hainesport
Willingboro Lakes Park[1]		

Burlington County has always been one of the leading agricultural counties in the country. During 2016 Burlington County added 223 acres to its rolls of preserved land. With the addition, Burlington now has 28,110 acres that won't see future development on 223 farms in 21 of its municipalities.[2] The largest blueberries in the world were developed and are raised in Burlington County. More Burlington County acres are devoted to farming than any other county in the state, producing sweet corn and fruit as well as cranberries, field crops, hay and stray, livestock, eggs, and honey.[3] The county runs a close second to timber land in the state.[4] While the county is principally known for its agriculture, there is considerable manufacturing as well, particularly along the Delaware River front.

[1] http://www.co.burlington.nj.us/554/County-Park-Facilities
[2] https://www.nj.com/news/index.ssf/2017/07/garden_state_gets_greener_leaders_in_preserving_nj.html
[3] http://www.farmersofburlingtoncountynj.com/cranberries---blueberries.html
[4] http://www.farmersofburlingtoncountynj.com/fruit-and-vegetables.html

Projections*

Population

The population projections for Burlington County indicated that by July 1, 2019, the population would reach 450,000. The updated 2019 projection was 445,349. It is also predicted that by 2034, the total population will be 472,700. The updated projection, short of the original estimate, may influence the projected total for 2034.

NJLWD Population Projections by County, 2019 to 2034

County	Census on April 1,		Projections to July 1,			
	2000	2010	2019	2024	2029	2034
Atlantic	252,552	274,549	276,200	278,900	280,600	282,900
Bergen	884,118	905,116	967,500	998,700	1,031,500	1,065,500
Burlington	423,394	448,734	450,000	460,400	464,900	472,700
Camden	508,932	513,657	511,800	519,400	521,000	525,600
Cape May	102,326	97,265	94,100	94,400	93,300	93,400
Cumberland	146,438	156,898	158,600	159,700	162,000	164,400
Essex	793,633	783,969	808,300	819,100	829,800	840,100
Gloucester	254,673	288,288	292,000	301,200	305,800	312,500
Hudson	608,975	634,266	708,100	718,700	747,400	766,500
Hunterdon	121,989	128,349	124,200	123,200	120,700	119,800
Mercer	350,761	366,511	379,000	388,900	397,400	406,300
Middlesex	750,162	809,860	873,400	900,000	932,200	965,000
Monmouth	615,301	630,380	633,400	649,500	655,300	665,200
Morris	470,212	492,276	509,100	523,700	535,600	548,000
Ocean	510,916	576,567	600,300	624,200	644,100	665,700
Passaic	489,049	501,226	521,700	528,100	536,100	542,500
Salem	64,285	66,083	63,000	62,600	61,000	59,800
Somerset	297,490	323,444	342,900	354,800	366,700	378,700
Sussex	144,166	149,265	141,800	140,400	137,300	136,600
Union	522,541	536,499	573,000	588,300	605,600	620,000
Warren	102,437	108,692	104,300	104,100	102,600	102,100
New Jersey	8,414,350	8,791,894	9,132,700	9,338,000	9,530,900	9,733,400

SOURCE: N.J. Department of Labor & Workforce Development
Table: "Projections of Total Population by County: New Jersey, 2014 to 2034," Table 1
http://lwd.dol.state.nj.us/labor/lpa/dmograph/lfproj/table1.xlsx

NOTE: Numbers may not add due to rounding.

Table Revised: December 2016

NJLWD Civilian Labor Force Projections by County, 2019 to 2034

County	Census on April 1, 2010	Projections to July 1,			
		2019	2024	2029	2034
Atlantic	143,400	140,376	141,316	143,571	145,495
Bergen	475,900	493,265	509,020	528,982	545,139
Burlington	236,200	230,532	236,739	240,494	244,893
Camden	271,000	259,557	264,101	268,192	272,376
Cape May	47,600	43,855	43,756	43,810	44,511
Cumberland	73,300	64,237	65,283	67,719	69,271
Essex	398,200	398,708	405,694	417,421	424,672
Gloucester	155,200	152,435	156,368	159,574	163,105
Hudson	358,600	384,684	390,792	412,573	427,514
Hunterdon	69,200	64,768	64,805	64,245	64,022
Mercer	193,800	190,453	194,932	201,042	206,134
Middlesex	425,600	439,975	449,731	468,807	487,190
Monmouth	332,300	325,352	334,099	339,377	344,824
Morris	266,500	273,167	283,087	291,650	296,132
Ocean	267,100	272,993	289,356	307,919	321,820
Passaic	249,300	250,613	254,644	263,085	268,224
Salem	32,900	30,301	30,018	29,535	29,313
Somerset	173,800	181,482	188,106	194,991	198,987
Sussex	83,000	77,272	76,544	74,999	73,886
Union	286,100	300,808	311,181	326,832	337,098
Warren	57,900	55,303	55,095	54,494	54,054
New Jersey	4,596,900	4,630,136	4,744,665	4,899,311	5,018,658

SOURCE: N.J. Department of Labor & Workforce Development
Table: "Projections of Civilian Labor Force by County: New Jersey, 2014 to 2034," Table 8
http://lwd.dol.state.nj.us/labor/lpa/dmograph/lfproj/table8.xlsx

NOTE: Numbers may not add due to rounding.

Table Revised: December 2016

Workforce

The workforce projections for Burlington County indicate a total of 230,532 as of July 1, 2019. It is also predicted that, by July 1, 2034, the total workforce will be 244,893.

**These projections were made prior to the Covid-19 Pandemic and may be subject to revision.*

Industry Projections
What Industries are expected to have employment growth?*

What industries are expected to have employment growth?

Burlington County
Projected Employment Change

Industry Title (two digit NAICS)	2014 Jobs	2024 Jobs	Change 2014 - 2024 Number	Percent Total	Percent Annual
Total All Industries	**208,900**	**222,400**	**13,500**	**6.5**	**0.6**
Health Care and Social Assistance	29,000	34,050	5,050	17.4	1.6
Accommodation and Food Services	13,800	14,750	950	6.9	0.7
Professional, Scientific, and Technical Services	13,400	13,600	200	1.5	0.1
Construction	7,150	8,450	1,300	18.2	1.7
Retail Trade	25,050	28,600	3,550	14.2	1.3
Admin/Support/Waste Mgmt/Remediation Svcs	21,250	23,950	2,700	12.7	1.2
Arts, Entertainment, and Recreation	2,400	2,700	300	12.5	1.2
Wholesale Trade	12,500	13,000	500	4.0	0.4
Real Estate and Rental and Leasing	3,550	3,900	350	9.9	0.9
Utilities	600	550	-50	-8.3	-0.9
Transportation and Warehousing	6,350	6,850	500	7.9	0.8
Management of Companies and Enterprises	3,200	4,400	1,200	37.5	3.2
Natural Resources and Mining	0	0	0	0	0
Information	3,550	2,650	-900	-25.4	-2.9
Other Services (except Government)	8,350	7,900	-450	-5.4	-0.6
Manufacturing	14,000	13,400	-600	-4.3	-0.4
Finance and Insurance	14,600	14,900	300	2.1	0.2
Government	13,200	12,500	-700	-5.3	-0.5
Educational Services	17,000	16,250	-750	-4.4	-0.5

Note: Total nonfarm employment excludes self-employed and unpaid workers.
Percent Changes are based on unrounded data-Source: New Jersey Department of Labor and Workforce Development.

Burlington County was projected to add 13,500 jobs from 2014 to 2024, an increase of 6.5%. In comparison, employment statewide was expected to increase at an equal rate over the 10-year period (+6.5%). Healthcare and Social Assistance is expected to be the county's job growth leader with an anticipated gain of 5,050 jobs or 17.4%. This projection matched the previously released information with the exception of the number of jobs: 13,500 versus 13,515.

It had been previously projected that Burlington County's employment would increase by 13,515 jobs from 2014 to 2024. This 6.5% increase ranked 9th among the state's 21 counties and is equal to the state's rate (6.5%). Healthcare and Social Services were expected to be the county's job growth leader (+5,021) over the period. This projection closely matched the most recently released information at that time.

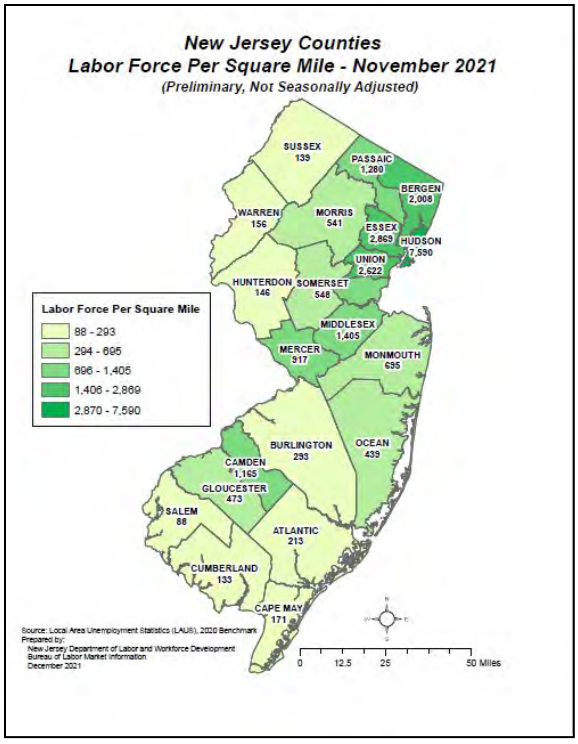
Burlington County, 2014-2024
Projected Employment Change

Industry Title (Two Digit NAICS)	2014 Jobs	2024 Jobs	Change 2014-2024 Number	Percent Total	Percent Annual
Total All Industries	208,888	222,403	13,515	6.5	0.6
Healthcare and Social Services	29,015	34,036	5,021	17.3	1.6
Retail Trade	25,068	28,607	3,539	14.1	1.3
Administrative and Waste Services	21,233	23,953	2,720	12.8	1.2
Construction	7,148	8,449	1,301	18.2	1.7
Management of Companies and Enterprises	3,207	4,388	1,181	36.8	3.2
Accommodation and Food Services	13,822	14,766	944	6.8	0.7
Transportation and Warehousing	6,350	6,840	490	7.7	0.7
Wholesale Trade	12,497	12,983	486	3.9	0.4
Real Estate and Rental and Leasing	3,531	3,903	372	10.5	1.0
Finance and Insurance	14,575	14,908	333	2.3	0.2
Arts, Entertainment, and Recreation	2,393	2,710	317	13.2	1.3
Professional, Scientific, and Technical Services	13,383	13,606	223	1.7	0.2
Natural Resources and Mining	10	11	1	10.0	1.0
Utilities	594	559	-35	-5.9	-0.6
Other Services	8,332	7,911	-421	-5.1	-0.5
Manufacturing	14,013	13,389	-624	-4.5	-0.5
Government	13,195	12,490	-705	-5.3	-0.5
Educational Services	16,993	16,256	-737	-4.3	-0.4
Information	3,529	2,638	-891	-25.2	-2.9

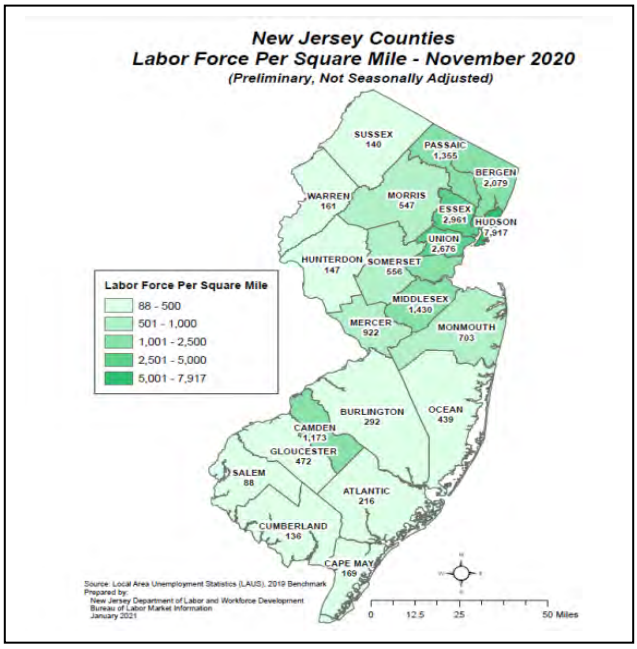
Note: Total nonfarm employment excludes self-employed and unpaid family workers.
Percent Changes are based on unrounded data - Source: New Jersey Department of Labor and Workforce Development

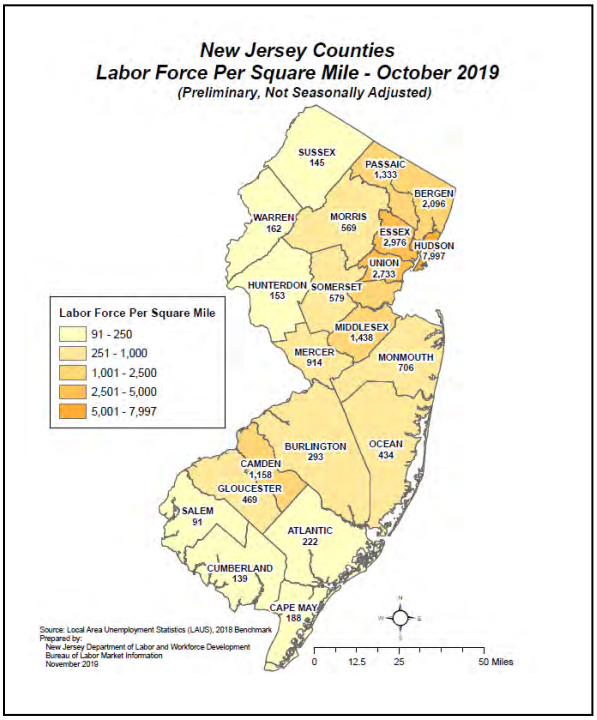
**These projections were made prior to the Covid-19 Pandemic and may be subject to revision.*

LABOR FORCE PER SQUARE MILE



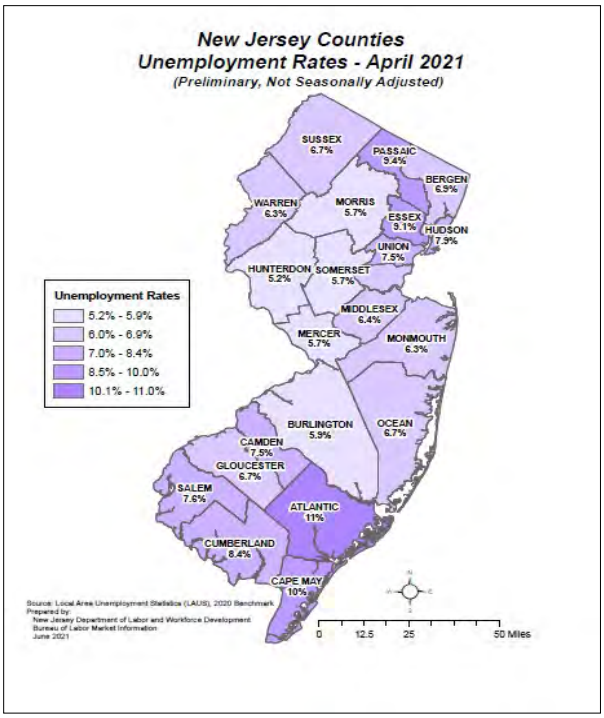
The labor force per square mile within Burlington County was 293 in November 2021, 292 in November 2020 and 293 in October 2019, falling within the range with the least number of workers per square mile.

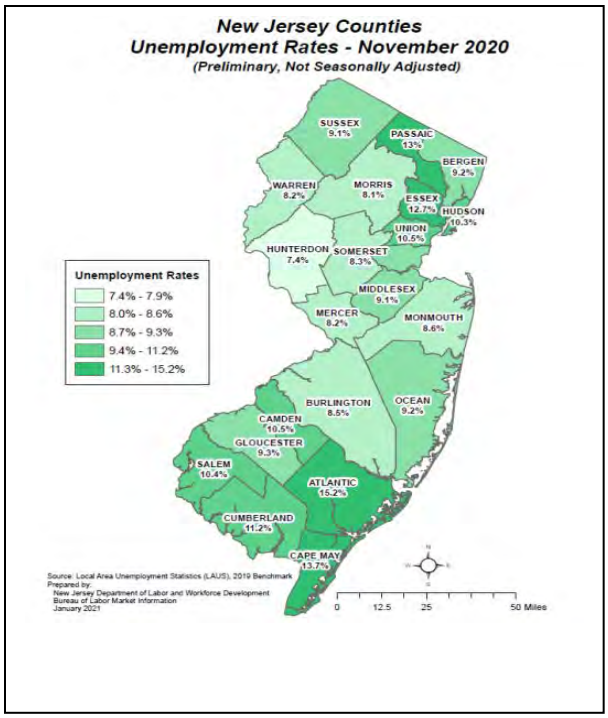


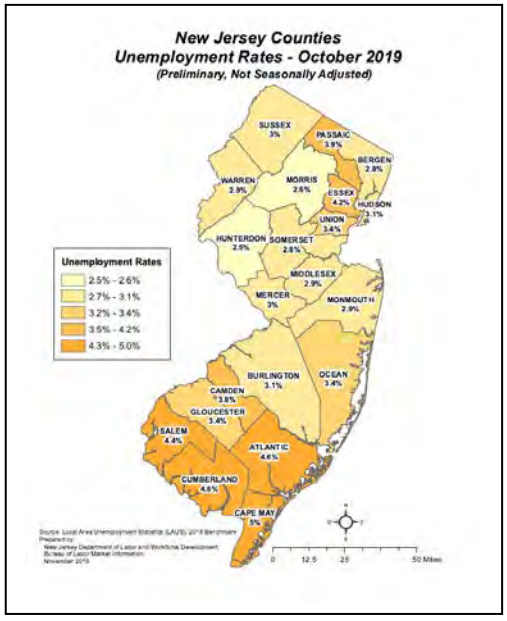


Unemployment

The figures released by the New Jersey Department of Labor and Workforce Development Bureau of Labor Market Information indicate that the unemployment percentage rates reported for Burlington County were 5.9% in April 2021, 8.5% for November 2020, and 3.1% in October 2019.







Joint Base McGuire-Dix Lakehurst - McGuire Air Force Base is approximately 16.1 miles south-southeast of Trenton under the jurisdiction of the USAF Air Mobility Command. As of the 2010 Census, its total population was 3,710. Although it does not provide transportation to civilians, it does provide installation management to all JB MDL[1] and mission-ready, expeditionary Airmen to support Unified Combatant Commanders in ongoing military operations. McGuire hosts the flying needs of its mission partners on NB MDL. Air Force and civilian AMC-contracted aircraft use McGuire's 2 runways to facilitate this mission. Many Air Force, Army, Navy and Marine Corps personnel have left the US for oversea locations from McGuire AFB. Fort Dix is located approximately 16.1 miles south-southeast of Trenton, New Jersey. Fort Dix is under the jurisdiction of the United States Army Reserve Command (USARC). It was established in 1917. As of the 2010 United States Census, the Fort Dix census designated place (CDP) had a total population of 7,716, of which 5,951 were in New Hanover Township, 1,765 were in Pemberton Township and none were in Springfield Township (though portions of the CDP are included there). [2] Both were consolidated, adjoining US Army and Navy facilities to become part of Joint Base McGuire-Dix Lakehurst (JB MDL) on October 1, 2009 but remains known as its former name as of 2012. It remains in the plans to keep Joint Base McGuire-Dix-Lakehurst open.

Traffic - As published in the Patch in June 2018, Burlington County officials announced intentions to address traffic issues. '*Burlington County is tackling the traffic issues along the Route 130 north corridor. It will lead the way on immediate infrastructure improvements to improve traffic flow and quality of life impacts, while partnering with the surrounding municipalities to responsibly plan for future development, officials announced."* [3]

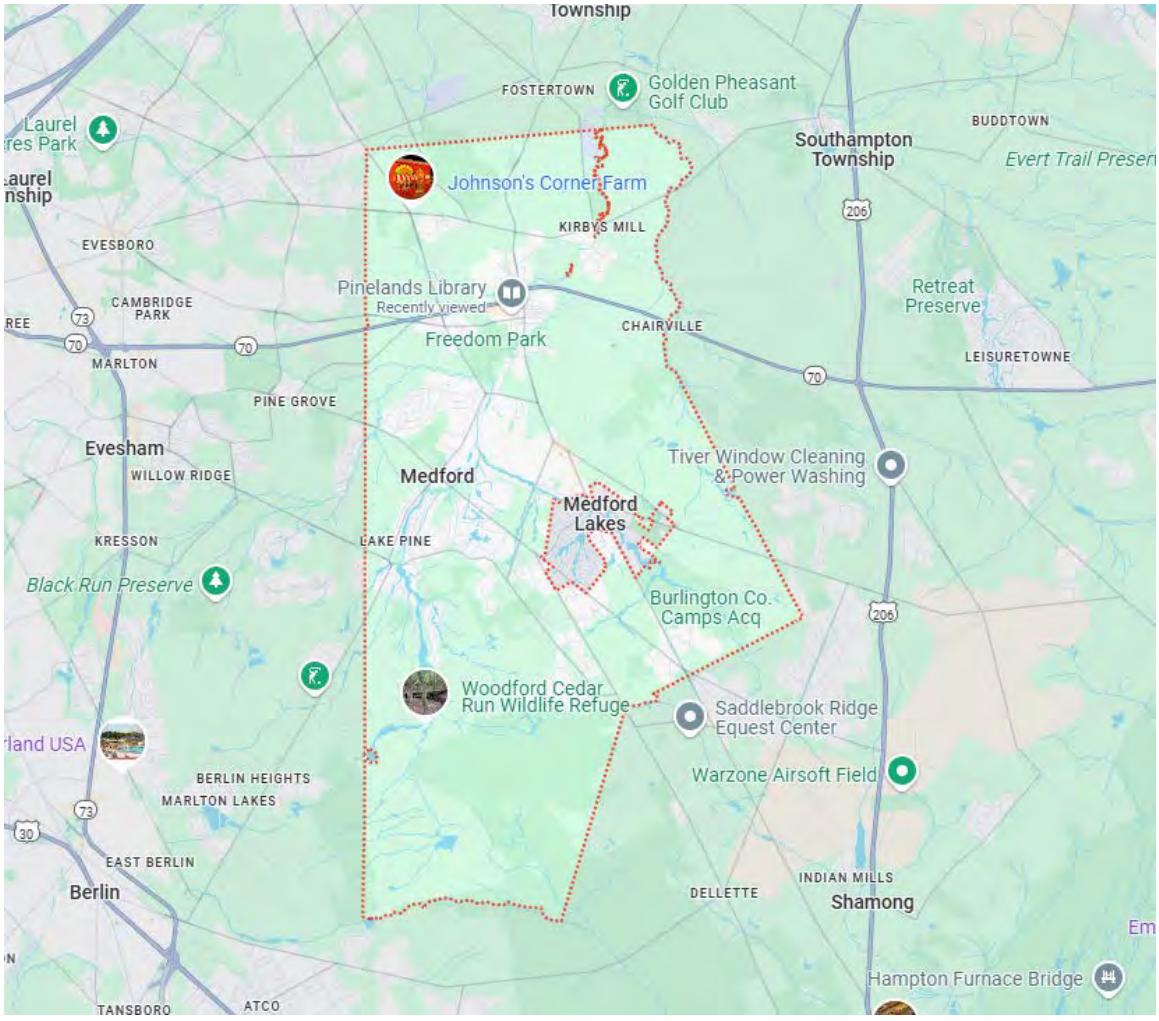
However, as published in November 2019 by the Burlington County Times, even the passing of Antwan's Law, which was intended to improve pedestrian safety on a notoriously dangerous portion of Route 130, has not helped decrease the number of recorded motor-vehicle accident. Plans have been made to investigate the problem again. [4]

Summary

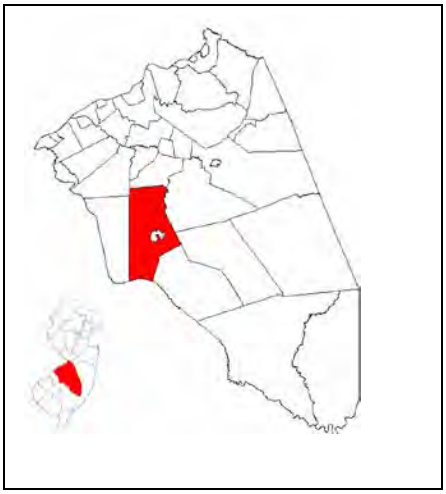
Before the Covid-19 pandemic, the outlook for Burlington County continues to show an upward advance as confidence in the economy increases, prompting consumer and business spending, and more residents of the county appreciating the downward turn of unemployment. Barring any unexpected events, life and employment in Burlington County should have continued to improve as current financial improvements continue in the future. However, the pandemic of 2020 impacted Burlington County, the state of New Jersey, the United States, and the rest of the world.

[1] Joint Base McGuire-Dix Lakehurst – http://www.jointbasemdl.af.mil/units/index.asp
[2] DP-1 - Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data for Fort Dix CDP, New Jersey, United States Census Bureau. Accessed June 17, 2013.
[3] https://patch.com/new-jersey/cinnaminson/burlington-county-tackling-traffic-issues-route-130
[4] https://www.burlingtoncountytimes.com/news/20191117/road-of-good-intentions

SUBJECT AREA MAP
TOWNSHIP OF MEDFORD
BURLINGTON COUNTY, NEW JERSEY



AREA AND NEIGHBORHOOD ANALYSIS
MEDFORD TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY



Medford is a township in Burlington County, New Jersey, United States. As of the 2020 United States Census, the township's population was 24,497, reflecting an increase of 1,464 (+6.4%) from the 23,033 counted in the 2010 Census.[1] According to the 2022 Gazetteer Files from the United States Census Bureau, the township had a total area of 39.799 square miles, including 38.79 square miles of land and 1.009 square miles of water (2.5%).[2] As named by the State of New Jersey, Medford Township has 18 localities within its borders. They are Braddocks Mill, Christopher Mills, Cross Roads, Fairview, Kirbys Mill, Medford Lakes in the Pines, Melrose, Oak Knoll, Oakanickon, Oliphants Mills, Pipers Corners, Reeves, Taunton, Taunton Lake, and Wilkins.[3]

The township is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology covering 1,100,000 acres, that has been classified as a United States Biosphere Reserve and established by Congress in 1978 as the nation's first National Reserve.[4] Part of the township is included in the state-designated Pinelands Area, which includes portions of Burlington County, along with areas in Atlantic, Camden, Cape May, Cumberland, Gloucester and Ocean counties.[5] The township borders Evesham Township (known as Marlton), Lumberton Township, Mount Laurel Township, Shamong Township, Southampton Township, Tabernacle Township in Burlington County; and Waterford Township in Camden County.[6]

[1] https://www.census.gov/quickfacts/fact/table/medfordtownshipburlingtoncountynewjersey/PST045221
[2] *https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2022_Gazetteer/2022_gaz_cousubs_34.txt*
[3] *https://www.nj.gov/cgi-bin/infobank/localsearch.pl*
[4] *The Pinelands National Reserve, New Jersey Pinelands Commission.*
[5] *Pinelands Municipalities, New Jersey Pinelands Commission*
[6] *https://www.google.com/maps/place/Medford,+NJ/*

Demographics - As of the 2020 United States Census, there were 24,497 people and 8,487 households living in the township. The population density was 601.7 per square mile. Of the 8,487 households, 80% were married couples living together and 9% were non-families. The average household size was 2.7. In the township, the population was spread out with 22% under the age of 20, 9% from 20 to 29, 8% from 30 to 39, 30% from 40 to 59, and 29% who were 60 years of age or older. The median age was 48.7 years.[1]

The Census Bureau's 2016–2020 American Community Survey showed that (in 2020 inflation-adjusted dollars) median household income was $133,796 (with a margin of error of +/- $6,667). The per capita income for the township was $59,608 (+/- $3,431). About 3% of the population were below the poverty line, including 0% of those under age 18 and 4% of those age 65 or over.[2]

Education – Medford Township's school district serves students in pre-kindergarten through eighth grade.

Milton H. Allen School K-5	Chairville Elementary School K-5
Cranberry Pines School K-5	Kirby's Mill School K-5
Taunton Forge School K-5	Haines 6th Grade
Medford Memorial Middle School 7-8	Shawnee High School 9-12

Medford Students attend Shawnee High School which is part of the Lenape Regional High School District. Shawnee serves students in grades 9, 10, 11, and 12. [3]

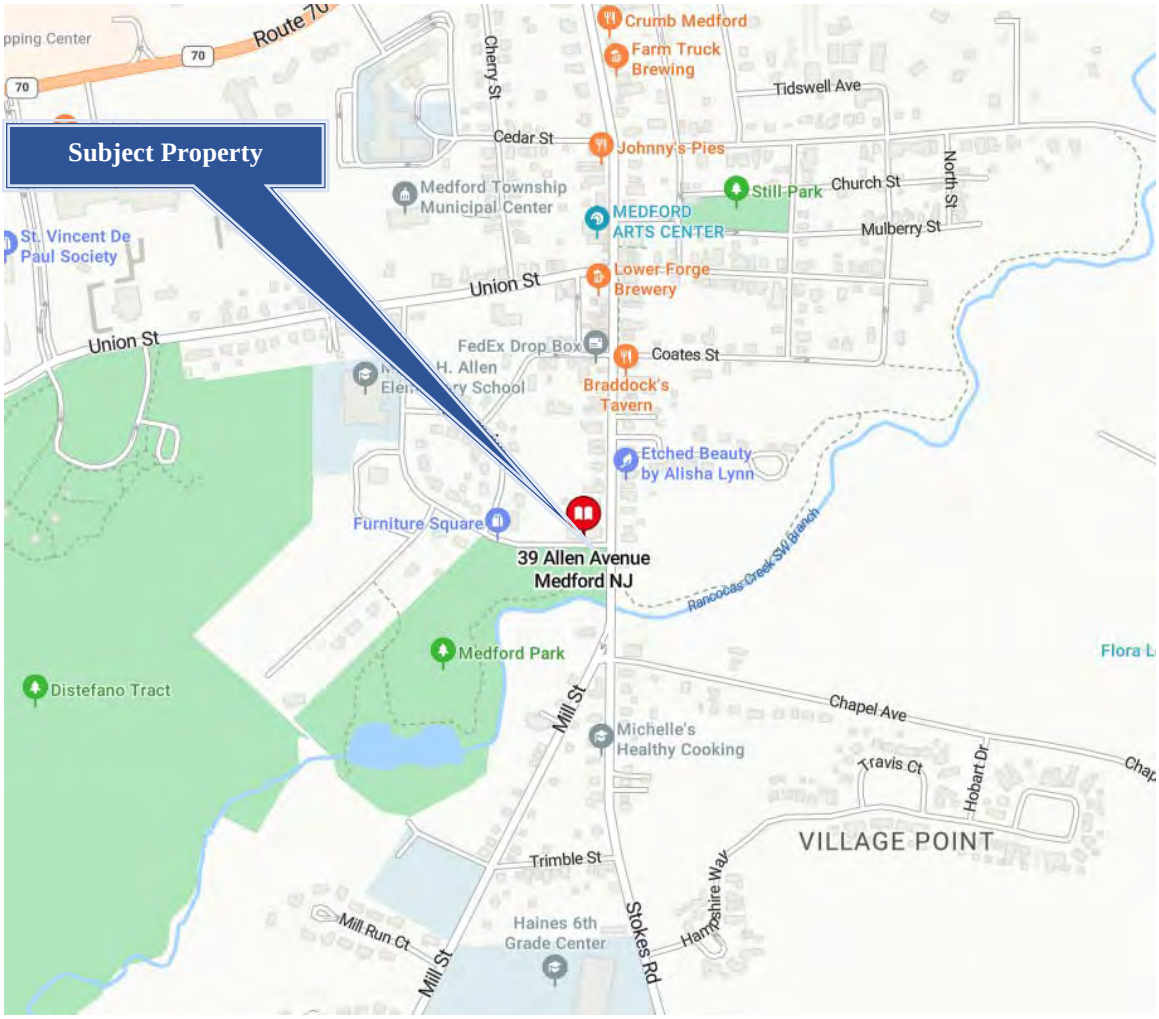
Parks and Recreation

Bob Bende Park	Medford Park
Headwater Village	Bob Meyer Memorial Park
Still Park/Cranberry Hall Senior Center	Hartford Crossings Park
Hartford Crossings Softball Complex	Freedom Park
Medford Canoe Trail	Cow Point Bike Path/Bicycle Network[4]

Transportation - Roads and Highways As of October 2022, the township had a total of 187.09 miles of roadways, of which 162.94 miles were maintained by the municipality, 20.02 miles by Burlington County and 4.13 miles by the New Jersey Department of Transportation.[5]

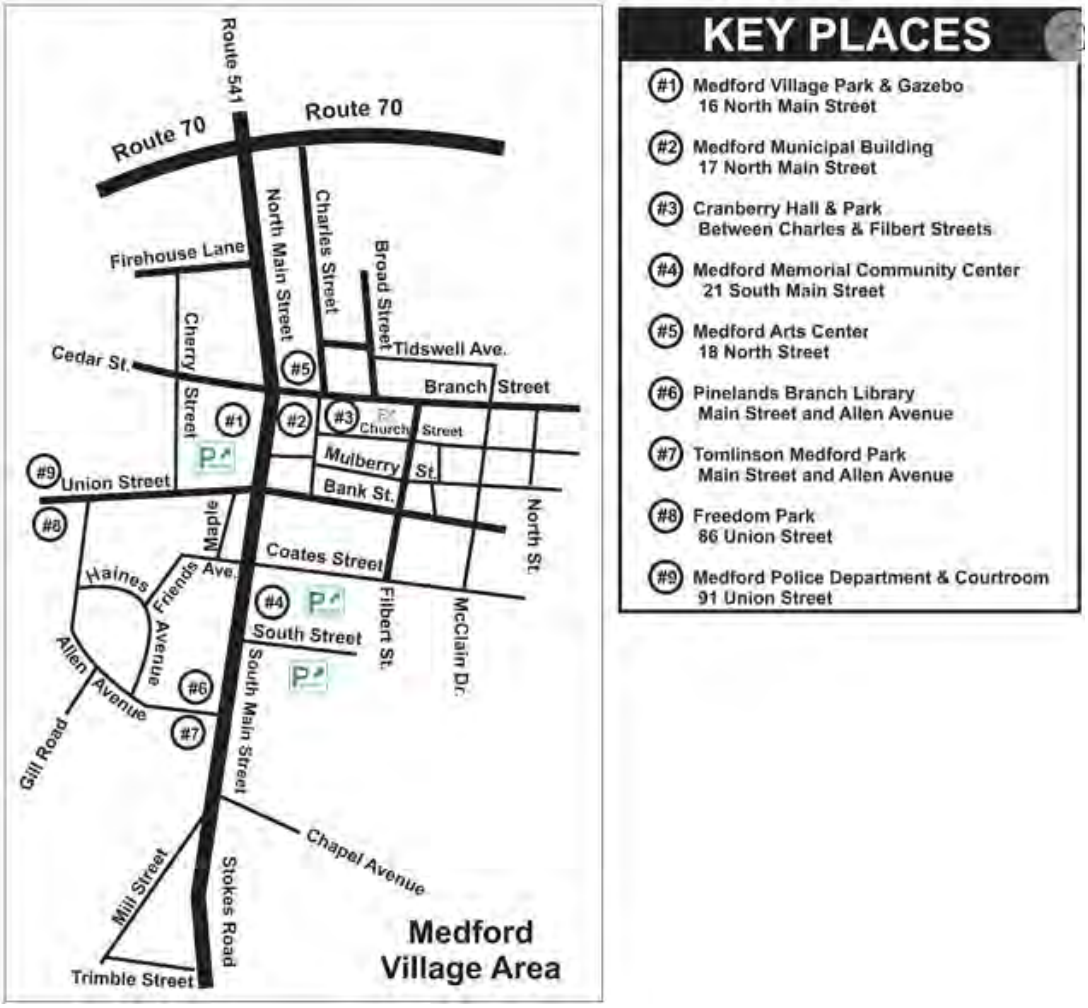
[1] *https://censusreporter.org/profiles/06000US3400545120-medford-township-burlington-county-nj/*
[2] *https://censusreporter.org/profiles/06000US3400545120-medford-township-burlington-county-nj/*
[3] *https://www.medford.k12.nj.us/site/Default.aspx?PageID=15*
[4] *http://www.medfordtownship.com/content/275/895/default.aspx*
[5] *https://njsld.org/NJDOT/SLD/SheetViewer/api/Report/CountyMileage/Burlington?format=Pdf*

SUBJECT NEIGHBORHOOD



The property is located at the intersection of Allen Avenue, and South Main Street in the Township of Medford. This section of the Township of Medford is known as Medford Village & Main Street. This neighborhood is a well-known historic village that has numerous public events throughout the year. Along South Main Street there are numerous restaurants, medical offices, retail shops, taverns and breweries. To the East of the subject property is a small residential development and Milton H Allen Elementary School. To the West, past South main Street, is Flora Lea Farm and the Bear Swamp Wildlife Management Area. To the North of Medford Village leads into US Route 70, a well-traveled arterial route that connects eastern and western New Jersey from Camden New Jersey to Manasquan New Jersey.

The following map outlines the Medford Village Area, and the key places found within the village.



The Township of Medford describes this Historic Village as;

> *Historic Medford Village's quaint Main Street is lined with unique gift shops, boutiques, restaurants & cafes, and Medford's Art Center; which attracts visitors from throughout the area. Here you can stroll the brick sidewalks lined with old-fashioned gas lights and shade trees, take a turn around the block to explore Victorian-era homes or rest your feet at one of the many fine eateries.*

Medford features a variety of restaurants, from historic, four-star Braddock's Tavern to the Pop Shop to ITA101, with mid-priced establishments to suit every taste in close proximity throughout the Township. From Tuesday night Gazebo jams in the summer, Tuesday night free summer family movies in nearby Freedom Park and Third Thursday Food Truck Nights from March through December featuring music, special activities, business promotions and evening hours in the stores, there is always much to see and do!

The Main Street Merchants of Historic Medford Village organize numerous community events throughout the year, and describes the history of Main Street below.

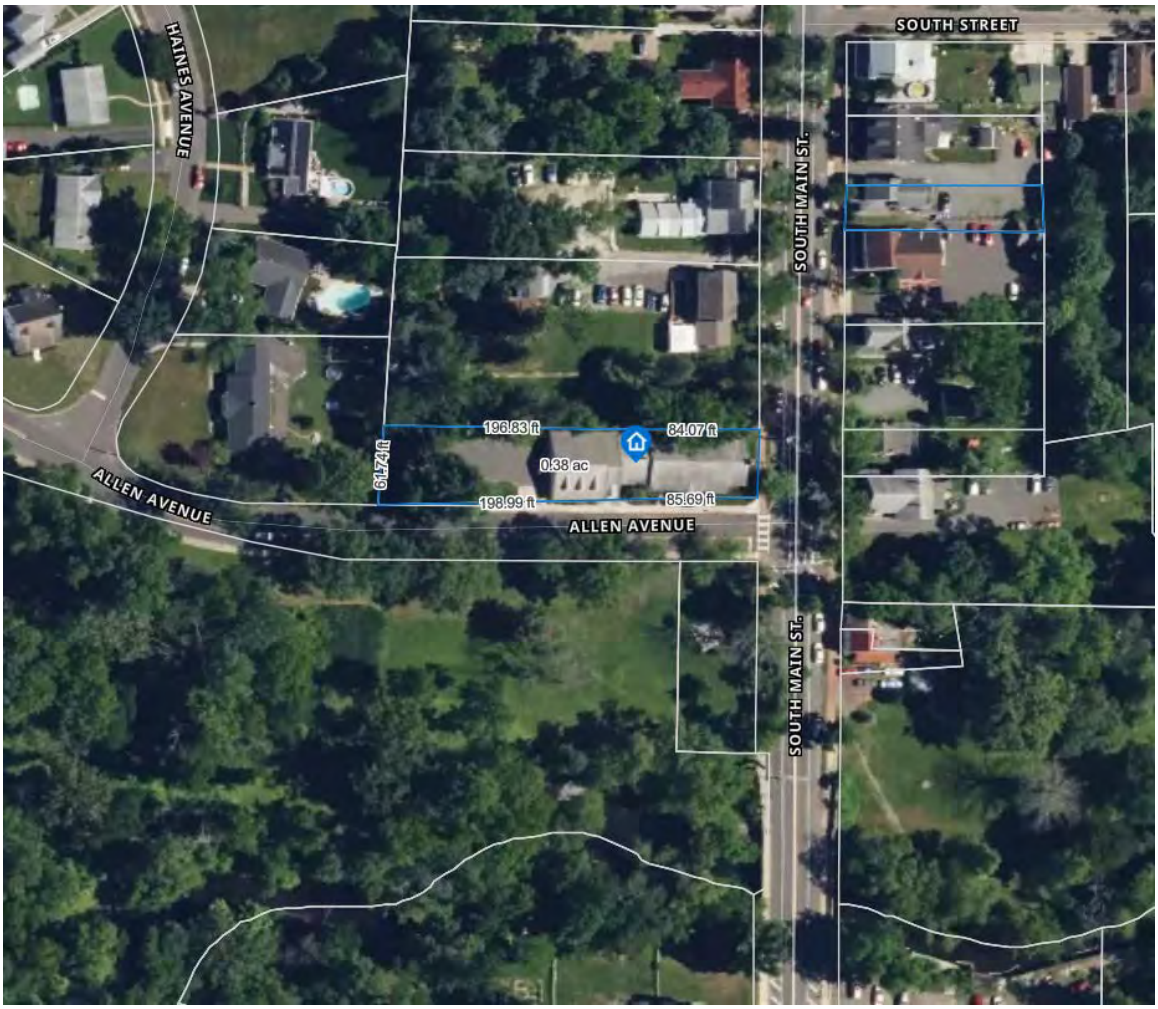
Welcome to Historic Main Street, Medford New Jersey. Dating back to 1847, our town's quaint charm and individuality has survived, adapted, and thrived over the years. Compiled entirely of small businesses, our Main Street manages to shine via the collective effort of business owners working together to achieve success! We organize many events throughout the year, and are constantly thinking of new ideas for Main Street fun! You may have been at one of our events on Main Street such as, the Get Lucky on Main Street Chocolate Hunt, Sidewalk Sales, Dickens Festival, Haunted Ghost Walk, Farmers Market, Merry Main Street, or Chalk the Walk! Other events that happen on Main Street like the Art, Wine & Music Festival, 3rd Thursday Food Truck Nights, The Halloween Parade, and the Scarecrow Festival are run by our neighbor organizations whom we love to work with whenever possible.

In the early 2000's Main Street experienced a bit of a low. There were more "for rent" signs than business signs. By 2014 things had started to turn around, and then in 2017 when Abbie Galie from Lower Forge Brewery & Alex Breaux from Wonder World Toys started working together to bring the village together, things started really turning around. We have grown immensely since then, and our Main Street Family has become close! We love working together and supporting each others businesses whenever possible. Please – as a shopper or visitor, feel free to ask the shop owners about their favorite local shopping neighbors!

Conclusion

Neighborhoods typically evolve through a life cycle consisting of four stages: growth, which is a period during which the neighborhood gains public favor and acceptance; stability, which is a period of equilibrium without marked gains or losses; decline, which is a period of diminishing demand; and revitalization, which is a period of renewal, modernization and increasing demand. As of the date of this appraisal, the subject's neighborhood appears to be in the stability stage of the life cycle.

AERIAL MAP



The above map is for visualization purposes only and is not drawn to scale.

MARKET ANALYSIS

Introduction and Overview

The subject of this appraisal is a ±0.392-acre parcel of land improved with a ±6,649 square-foot structure formerly occupied by the Pinelands branch of the Burlington County Library. The original structure predates 1970 when the Township of Medford began construction of the addition of the East and West wings of the building, as well as an entry vestibule. Subsequent to that addition the building was further altered to include a new addition on the western part of the building in 1985 bringing the total square footage to its present day ±6,649 square feet.

Until as recently as Spring 2021 the Burlington County Public Library occupied the subject property as the Pinelands Branch of their library system before they moved to their current location on the first floor of the Medford Town Hall on union Street. Since the library vacated the building, the property has remained vacant.

The Township of Medford has advertised a request for proposal (RFP) issued March 9, 2025, in which the Township solicited qualified developers or development teams to submit proposals for redevelopment of the property. On August 20, 2024, the Township council adopted resolution No. 148-2024 designating the property as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing law, N.J.S.A. 40A:12A-1.

The Township has indicated in the Request for Proposal the intention to draft a Redevelopment Plan for the site to establish conditions for revitalization of the property. This Redevelopment Plan will include standards for modified zoning, permitted uses, bulk standards, as well as design standards, depending on the responses to the RFP. The subject property is presently located within a PPE – Park/Public/Education District which allows for civic and public uses, such as educational and recreational activities, municipal buildings, churches, libraries, open space, and parks. South Main Street, located at the western end of the subject property line is a commercial corridor zoned HVC – Historic Village Commercial which permits a variety of commercial uses, such as shops for retail sales, restaurants, limited breweries, offices and other related establishments. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. 40A: 12A-1 et. seq. As the former library site is located in the PPE Zone, it was not within this previously designated Rehabilitation Area. The entirety of the Request for Proposal is included in the Addendum of this report.

Subject Market Position

The subject property location is an excellent location for development due to its proximity along South Main Street in the historic Medford Village. The properties designation for redevelopment enhances the potential for the property due to possible modified zoning, permitted uses, bulk standards as well as a possible 5-year tax exemption and abatement.

The building's current condition is a possibly limiting factor. There is apparent foundation damage, including a sinking corner of the property resulting in cracks appearing along brickwork on all sides of the property. It has also been reported that the roof may require repair or replacement, and wildlife may have taken refuge within the rafters of the property which may require remediation.

Potential uses for the subject property may include office space, medical office, restaurant/tavern, daycare, retail, or other uses allowable by present, or future zoning approved by the Township Council.

United States Economic Outlook

Inflation

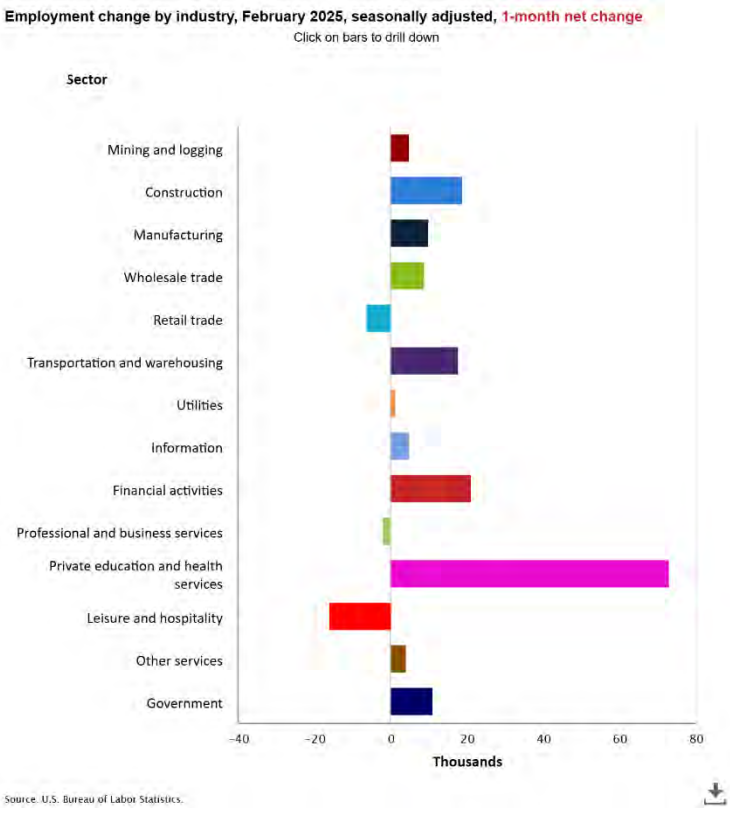
Over the past 12 months, U.S. inflation has moderated significantly, with the annual rate standing at 2.8% as of February 2025. This marks a decline from the higher rates seen in previous years, reflecting the Federal Reserve's efforts to stabilize prices. Key contributors to inflation include shelter costs, which have risen steadily, while energy prices have declined, offering some relief to consumers. Food prices have shown mixed trends, with increases in certain categories. Overall, the U.S. economy is experiencing a more balanced inflationary environment, though challenges remain in ensuring sustainable price stability across sectors.

Inflation in the U.S. is projected to stabilize around 2.6% to 2.9% in 2025, reflecting the Federal Reserve's efforts to maintain price stability. Key factors influencing this outlook include moderated energy prices and steady wage growth. However, potential risks such as geopolitical tensions and supply chain disruptions could impact these projections. Overall, the economy is expected to experience a balanced inflationary environment, supporting sustainable growth while addressing lingering economic uncertainties. The Federal Reserve is expected to maintain a cautious approach to interest rates in 2025, keeping them steady at 4.25% to 4.5% for now. However, projections suggest potential rate cuts later in the year, with two quarter-point reductions anticipated. This outlook reflects the Fed's focus on balancing inflation, which remains elevated, and slower economic growth. Policymakers are closely monitoring economic indicators to assess the timing and extent of future adjustments.

In 2025, U.S. tariffs are expected to significantly impact industries like automotive and manufacturing. A 25% tariff on imported cars and parts, effective April, could raise vehicle prices by $5,000 to $15,000, affecting consumer demand and supply chains. Steel and aluminum imports also face a 25% tariff, aiming to protect domestic industries. These measures may boost local production but risk higher costs for businesses and consumers, potentially slowing economic growth.

Employment

The U.S. employment landscape in 2025 reflects an evolving economy. The unemployment rate remains steady at around 4.1%, indicating a relatively healthy labor market. Nonfarm payroll employment has shown consistent growth, with sectors like professional services, healthcare, and leisure leading the charge. Average hourly earnings have also seen incremental increases, signaling positive wage trends.

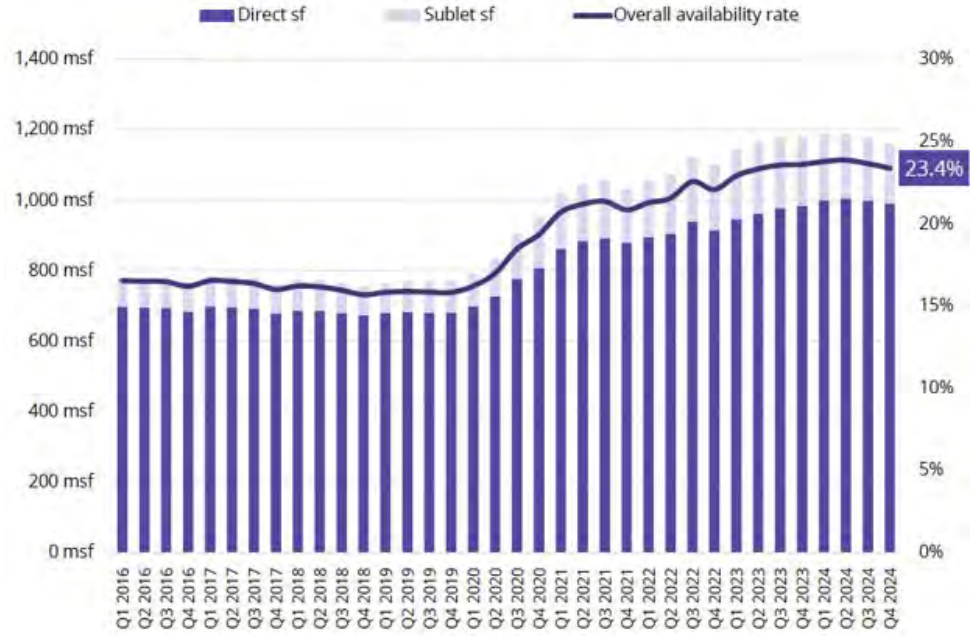


However, challenges persist. Certain industries, such as manufacturing and retail, face headwinds due to automation and shifting consumer behaviors. Regional disparities in employment growth highlight the uneven recovery across states and metropolitan areas. Additionally, inflationary pressures and global economic uncertainties continue to influence hiring decisions.

Overall, while the U.S. job market demonstrates resilience, it requires strategic policies to address wage stagnation, workforce training, and equitable growth. The focus remains on fostering innovation and inclusiveness to ensure sustainable employment opportunities for all.

United States Office Market

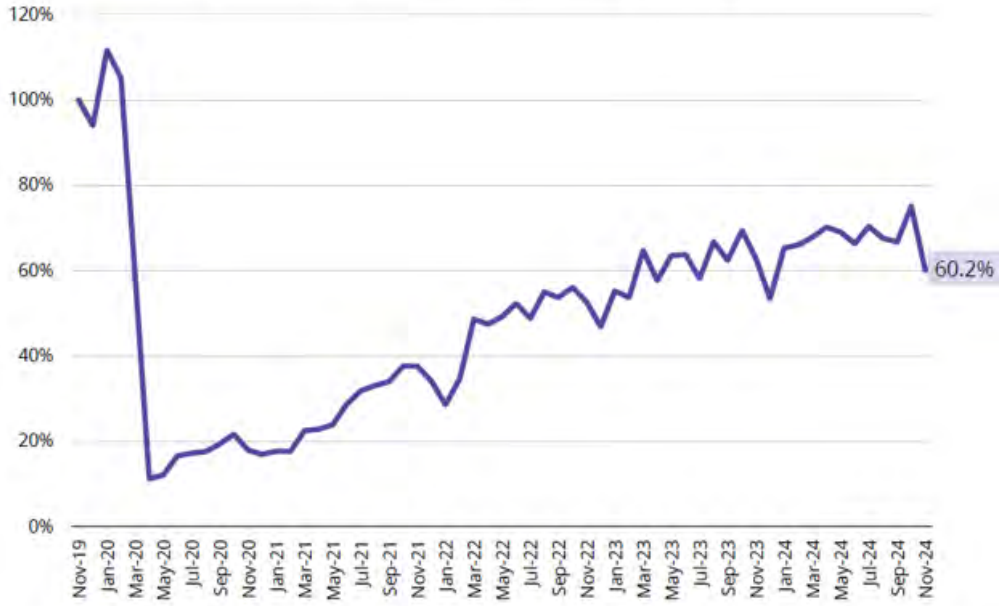
The U.S. office market showed signs of recovery in Q4 2024, with the overall availability rate dropping to 23.4%, marking the second consecutive quarterly decline—a trend unseen since 2019. Leasing activity reached 290 million square feet, though it remained 11.6% below pre-COVID averages. New leases have shrunk by 18.6% since 2019, while renewal lease sizes grew by 11.7%, reflecting occupiers' strategic adjustments. Markets like San Francisco and Manhattan saw significant leasing growth, bolstered by the Federal Reserve's interest rate cuts. Despite historically high availability, the quarterly decrease in supply signals a positive shift for the U.S. office market.



*Avison Young U.S. Office Insights Q4 2024

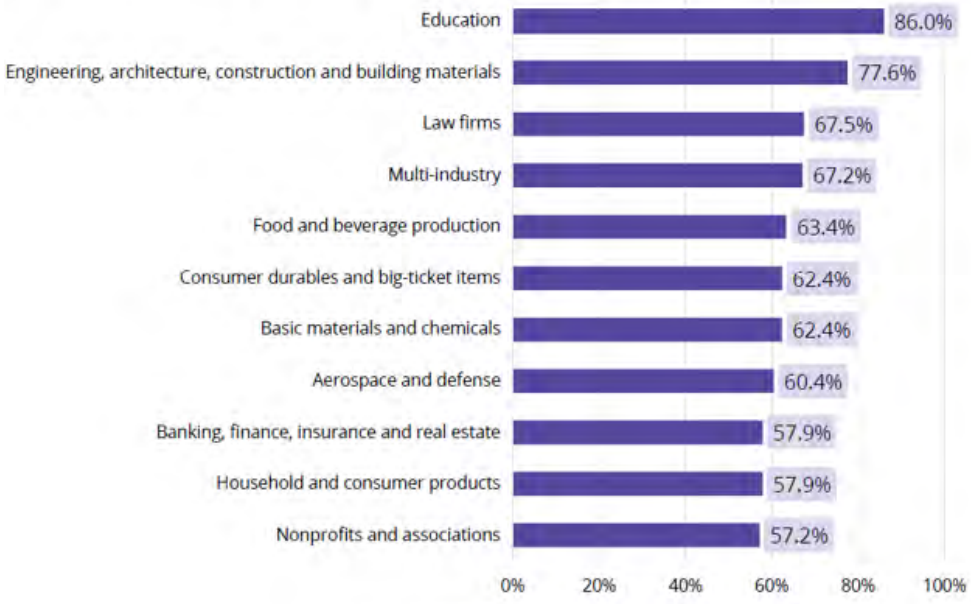
The current period of increased office vacancy is likely attributable to COVID-19's impact on office culture. Avison Young's office busyness index shows the dramatic drop off of office busyness at the beginning of 2020 with the onset of COVID-19, but also shows the incremental increase to current levels indicating a "return to office" trend with some industries such as education, and engineering, architecture, construction, and building materials leading the way compared to weaker improvements from other industries such as nonprofits, household and consumer products, and banking, finance, insurance, and real estate. Overall, the trend toward greater office utilization is improving, and this trend is likely reflected in the stabilization of vacancy levels.

U.S. office busyness, November 2024 vs. November 2019



*Avison Young U.S. Office Insights Q4 2024

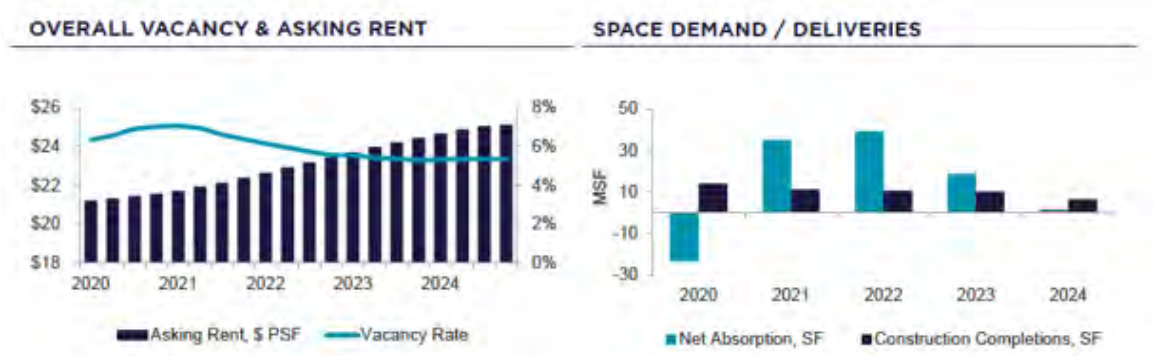
U.S. office busyness by major industry, November 2024 vs. November 2019



*Avison Young U.S. Office Insights Q4 2024

United States Retail Market

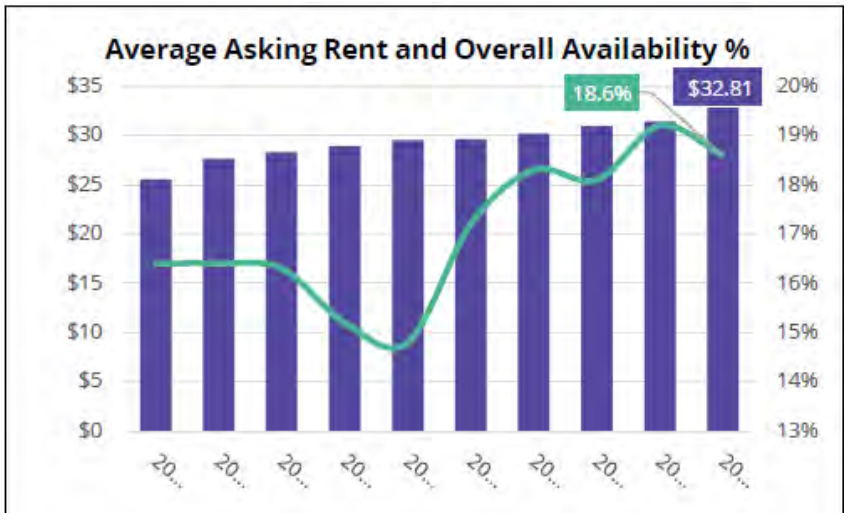
The Cushman & Wakefield Q4 2024 Retail MarketBeat report highlights a strong finish for the year, with net absorption reaching 1.4 million square feet, accounting for 89% of the annual total. The shopping center vacancy rate held steady at 5.4%, reflecting a healthy market. Retail construction remained subdued, with only 8.3 million square feet of new space delivered. The Northeast and Midwest regions led demand growth, while the South and West experienced negative absorption. Despite challenges like tariffs and high operating costs, consumer confidence and rising employment supported retail activity heading into 2025.



*Cushman & Wakefield United States Marketbeat Retail Q4 2024

New Jersey Office Market

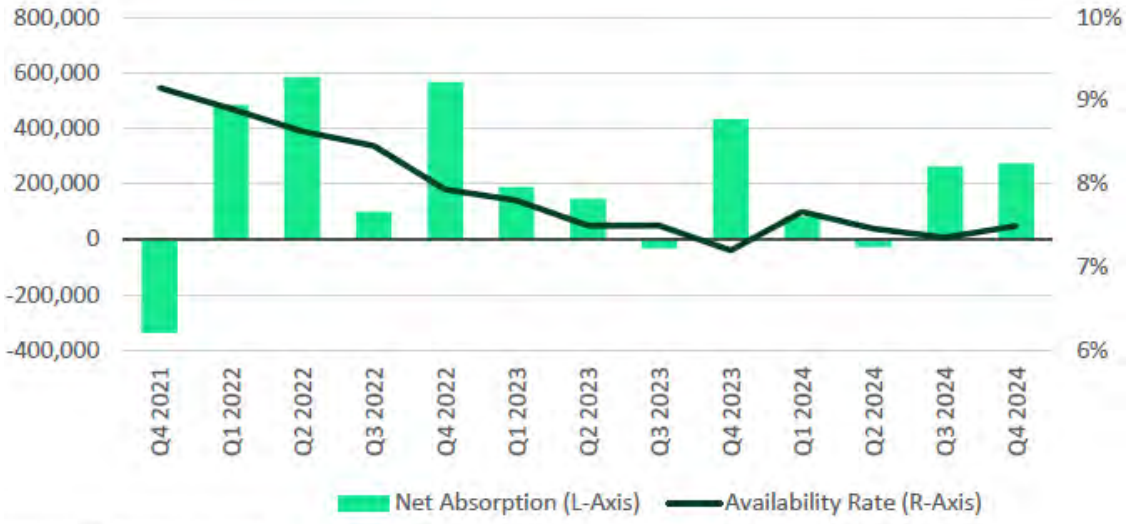
The Avison Young Q4 2024 New Jersey Office Market Snapshot highlights a market in transition, with signs of stabilization emerging. The average asking rental rate increased by 4.3% year-over-year, reaching $32.81 per square foot, driven by demand for high-quality, amenity-rich spaces. Overall availability decreased by 0.6%, reflecting a reduction of 2 million square feet year-over-year, alongside the removal of 3 million square feet from inventory. Leasing volume rose by 3.01% year-over-year, totaling 10.1 million square feet, though still below pre-COVID averages.



The "flight to quality" trend remains prominent, as tenants prioritize well-located, upgraded properties in transit hubs like Morristown and Newark. Net absorption turned positive for the first time since 2019, signaling a gradual recovery. Despite challenges, the report underscores the resilience of the New Jersey office market, with strategic leasing and investment in premium assets driving growth.

New Jersey Retail Market

The CBRE Q4 2024 Philadelphia Retail report highlights Burlington County's steady retail performance. The region saw a 2.3% increase in retail occupancy, driven by demand for grocery-anchored centers and experiential retail spaces. Average asking rents rose by 1.8% year-over-year, reflecting strong competition for prime locations. Limited new construction, due to high costs, encouraged retailers to repurpose existing spaces creatively. Burlington County's strategic location and robust consumer base attracted national and local retailers, bolstering leasing activity.



Source: CBRE Research, Q4 2024.

	Inventory (SF)	Availability Rate (%)	In-Line Asking Rents (NNN)	Anchor Aking Rents (NNN)	YTD Net Absorption	Under Construction (SF)
BURLINGTON COUNTY						
Burlington	2,454,187	5.2	$12.86	-	15,791	0
Delran/Cinnaminson	1,975,930	5.5	$15.16	-	2,525	0
Marlton	2,955,263	9.3	$18.70	-	2,620	0
Mount Laurel	3,809,191	8.3	$18.29	-	-147,411	0
Burlington County Total	**11,194,571**	**7.4**	**$16.60**	**-**	**-126,475**	**0**

Subject Competitive Position

The subject property faces some challenges in the present market. While both retail and office use properties are showing signs of a rebound with lower vacancy rates, and increased asking rents the vacancy rates remain very high, especially for office space that is not considered trophy class space. Medical office space, however, has proven more resilient to vacancy than regular office space with a national vacancy rate reported to be 7.0% as of Q4 2024. This properties location and configuration supports the potential for medical office use as one potential use for this property after redevelopment.

*Colliers U.S. Research Report – 2025 Healthcare marketplace

Additional considerations, such as the subject property's excellent location, as well as potential short term tax exemption and abatement, give potential buyers additional incentive that other properties lack. The redevelopment status of the property coupled with potential tax incentives, as well as the location of the property provides plenty of incentive for developers to view this property in a positive light.

Conclusion

The subject property, being a current vacant space up for redevelopment, creates a unique opportunity for developers in this market. The potential for tax exemption and abatement provides some relief from some negativity in the office segment resulting in the property being attractive to some developers searching for a location such as the subject property location. While the market for office space is weak right now, the potential use of medical office space in a quaint historic community balances this concern, and alternate uses in the retail sector at this location may prove attractive to the right developer.

MARKETING PERIOD

Published by *PricewaterhouseCoopers*, *The PwC Real Estate Investor Survey* reports average marketing times for various property types nationwide. The results of the 1st Quarter 2025 Survey are exhibited below.

PwC Real Estate Investor Survey **Average Marketing Time (in months)** **1st Quarter 2025**			
Market	Current Quarter	Prior Quarter	Year Ago
National Regional Mall	9.5	9.0	9.8
National Power Center	6.3	6.3	7.5
National Strip Shopping Center	8.2	8.2	8.8
National CBD Office	9.8	9.8	9.3
National Suburban Office	9.6	9.6	9.5
National Warehouse Market	4.3	4.0	4.0
National Apartment	6.9	7.5	6.3
National Net Lease Market	8.5	7.6	8.5
National Medical Office Buildings Market	5.0	5.4	6.0

The table illustrates the average marketing time for several real estate investment alternatives ranging from 4.3 to 9.8 months. Given the positive and negative attributes of the subject property and the relative strength of its sub-market, an "average" marketing time would be anticipated. We, therefore, estimate an appropriate marketing time for the subject to be approximately 8-12 months.

Regarding the issue of exposure time, which is defined as "a retrospective estimate based upon an analysis of past events assuming competitive and open market," we also consider a period of approximately 8-12 months as also appropriate and consistent with our concluded marketing period.

SITE ANALYSIS

Location: The property is located at the intersection of Allen Avenue, and South main Street in Township of Medford.

Mailing Address: 39 Allen Avenue, Medford, NJ 08055-2465

Tax Identification: Block 1705, Lot 7.01 (Former Lots 6&7)

Lot Area: ±0.392-acres

Shape: Rectangular

Topography: Level; predominantly at the street grade.

Frontage: The lot includes ±52 feet of frontage along South Main Street, and ±286 feet along Allen Avenue.

Flood Plain: According to the FEMA, the subject property is located in the Zone X flood zone, as indicated on map number 34005C0264F dated December 21, 2017. Zones B, C and X are the flood insurance rate zones that correspond to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No BFEs or depths are shown within this zone. A copy of the flood map can be found in the *Addendum* of this report.

Soil Conditions: We have not reviewed a soil survey of the subject site; however, based on the existing and surrounding developed uses, it appears that the soil is of sufficient load-bearing capacity to support the existing and proposed development.

Wetlands: We have not reviewed a wetlands delineation of the subject site; however, it appears that 0% of freshwater wetlands present based on New Jersey Department of Environmental Protection (NJDEP) Geoweb. The NJDEP Geoweb map is depicted below.

Easements, restrictions, etc.: There are no known easements that would have an adverse effect on the subject site or the improvements. Normal utility easements are assumed to be present on the site.

Utilities: All public utilities are available to the site.

View/Visibility: The site has average visibility from its fronting roadway.

Drainage: Drainage appears adequate for the site.

Environmental Issues: The existence of hazardous materials, which may or may not be present on the property, was not observed upon our physical inspection of the subject, and none has been reported to us during this appraisal. The appraiser, however, is not qualified to detect such substances. For the purposes of this appraisal, we assume the site to be unaffected by environmental issues.

Detrimental Influences: There were no detrimental influences at the site noted upon our physical inspection; additionally, no detrimental influences were reported to us during this appraisal. There are no known easements, encroachments, restrictions or covenants that would have an adverse effect on the subject site.

Conclusion: There are no known detrimental on-site influences that would inhibit redevelopment of the site.

DESCRIPTION AND ANALYSIS OF IMPROVEMENTS

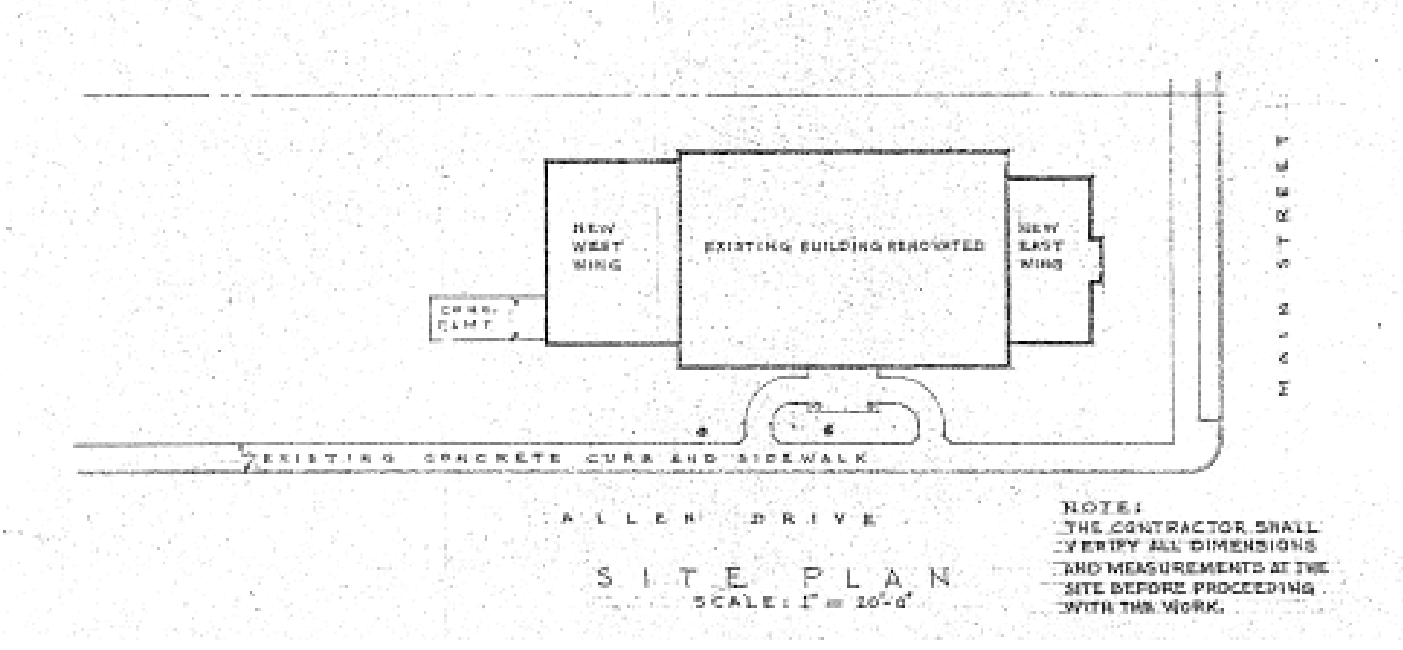
The subject of this appraisal is a ±0.392-acre parcel of land improved with a ±6,649 square-foot structure formerly occupied by the Pinelands branch of the Burlington County Library. The original structure predates 1970 when the Township of Medford began construction of the addition of the East and West wings of the building, as well as an entry vestibule. Subsequent to that addition the building was further altered to include a new addition on the western part of the building in 1985 bringing the total square footage to its present day ±6,649 square feet.

Construction Details

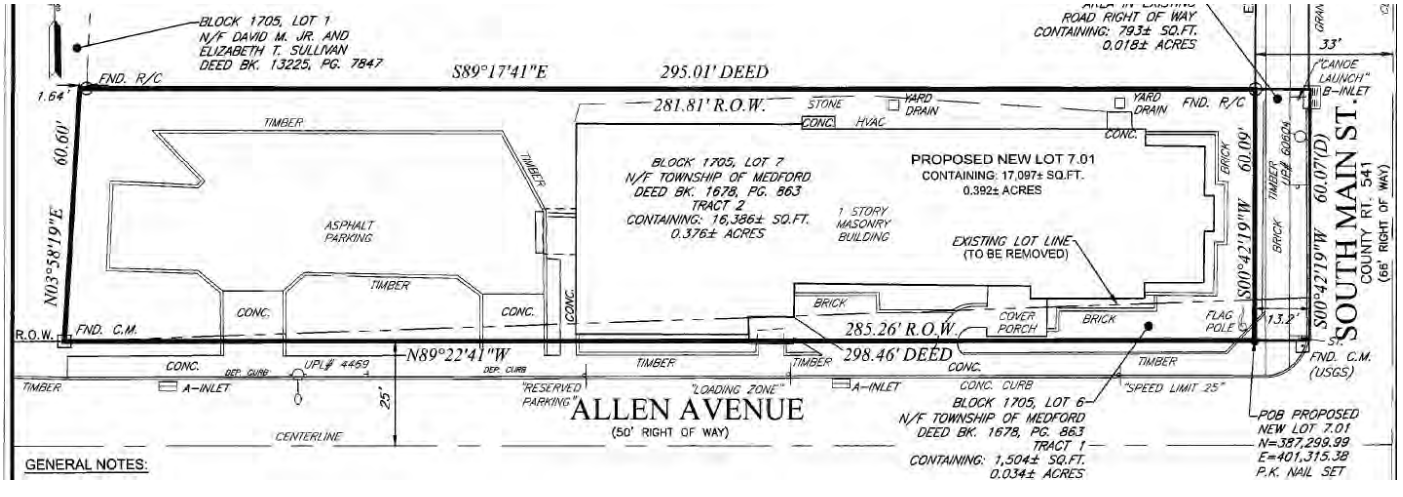
Foundation	Masonry Foundation and Footings
Framing	Masonry
Exterior Walls	Masonry and Brick Veneer
Roof System	Asphalt Shingle - New Roof Spring 1995
Floor Structure	Concrete slab on grade
Floor Covering	Carpeted flooring, tile in lavatories
Interior Walls	Fainted Drywall in finished areas, poartial tile in lavatories, brick in utility areas
Plumbing	Standard grade, appears sufficient for property
Electrical & Lighting	Renovation plans state 200 Amp electrical panel, lighting is standard grade and appears suffecient for property.
Heating, Ventilation, and Air Conditioning	Forced Hot Air, and Central Air Conditioning
Fire Protection and Security	Smoke Detectors, lighted emergency exit signs. Security system onsite, however hot operational at the time of inspection.
Effective Age/Condition	The existing building and site improvements are in poor condition showing significant signs of deferred mainenence. Numerous cracks appear along the exterior of the building along corners and windows, and the interior northeast portion of the building appears to be sinking. It was reported that there is a crack in the foundation which is resulting in the sinking, which is contributing to the cracking along the outside brickwork. Inspection and remediation is recomended to be completed by a licensed structural engineer to ensure safety and soundness of the structure. The structures actual age is > 65 years old, with renovations of the main structure in 1970, and a subsequent reniovation and addition in ~1985. Periodic updating of some components, and a new roof was installed Spring 1995. The effective age of the structure is ±40 years old, with a building expected life of 50 years.

Construction

The subject property is presently showing significant deferred maintenance in the form of an apparent sinking of the foundation at the northwest corner of the property. The building was constructed in stages with the original central structure being constructed prior to 1970. In 1970 the east and west wings of the original structure were added to the building based on the following drawing.



In September 1984 plans were drawn up to build another addition off the western portion of the structure. This increased the total gross building area (GBA) from ±3,922 square feet to the present configuration and a total of ±6,649 square feet as measured by the June 2024 survey provided by the client.



Since the completion of the plans drawn up in September 1984 the structure has received regular maintenance with periodic updates for various building components, including a reported new heating system, and hot water heater within the past several years prior to closure.

Condition of Improvements

Foundation

The current condition of the subject property is presently poor. It is apparent that the foundation below the addition added based on the September 1984 plans has failed resulting in the subject property sinking on the northwest portion of the building. This has resulted in damage to the property across the entire building with numerous cracks in the brickwork found along the entire structure.

Large crack found along the northwest corner of structure; some evidence shown of prior minor repair of brickwork in the "packing" of additional mortar at the site of the crack.

Additional photos of cracked brickwork along the northwest portion of structure.

The photos below show cracking located along the southern (Facing Allen Avenue) and eastern (Facing East main Street) portion of the building. Along the outside of the structure there was numerous cracks as well as evidence of prior minor repairs of other cracks in the brickwork.

The evident structural damage has not been inspected by a structural engineer or investigated to identify the underlying cause of the foundation damage, or the extent of repairs needed to rectify the underlying issue. It is recommended the building be inspected by a qualified structural engineer to determine the extent of the damage, and appropriate remedy for the property. Without full knowledge of the extent of the damage and plans to repair the structure it is unknown the exact cost of resolving this structural damage.

Discussions with local contractors with experience of repairing foundations such as this has resulted in a wide range of estimates for this repair. The range provided is from as low as $150,000 ranging up to $200,000+. Additionally, this section of the structure could possibly be better addressed through demolition of the September 1984 addition. A review of Marshall and Swift cost index reveals the estimated cost range for demolition is $18.00 to $33.50 per square foot.

Demolition Costs			
Foundation, Concrete, Stem Wall			
Section	66	**Page**	10
	Square Feet	**Low Cost**	**High Cost**
		$ 18.00	$ 33.50
Partial Demolition	2,727	$ 49,086	$ 91,355
Entire Structure	6,649	$ 119,682	$ 222,742

*As taken from Marshall and Swift 2023 Cost Guide

Marshall and Swift estimates a partial demolition of the newest addition to the property to range from $49,086 to $91,355. A complete demolition of the entire structure ranges from $119,682 to $222,742.

Roof

While no direct evidence of roof damage was observed at the time of inspection it was reported that the roof structure is in need of replacement. Subsequent research into work permits provided by the Township of Medford revealed a permit dated March 16, 1995, for the installation of a new roof suggesting the present roof is 30 years old and in need of replacement. Marshall and Swift cost estimates for a new roof includes $2.24 per square foot to $3.05 per square foot for roof decks and sheathing, and $4.44 per square foot to $9.56 per square foot for shingles.

Roofing Costs			
5/8" Plywood/Shingles			
Section	57	**Page**	4
	Square Feet	**Low Cost**	**High Cost**
Decks & Sheathing			
		$ 2.24	$ 3.05
Partial Re-Roof	3,922	$ 6,108	$ 8,317
Entire Structure	6,649	$ 14,894	$ 20,279
Shingles			
		$ 4.44	$ 9.56
Partial Re-Roof	3,922	$ 12,108	$ 26,070
Entire Structure	6,649	$ 29,522	$ 63,564
Total			
		$ 6.68	$ 12.61
Partial Re-Roof	3,922	$ 18,216	$ 34,387
Entire Structure	6,649	$ 44,415	$ 83,844

*As taken from Marshall and Swift 2023 Cost Guide

Marshall and Swift estimates a new roof for the entire existing structure to range between $44,415 and $83,844. If a developer chooses to demolish the 1984 addition, and re-roof the remaining structure not exhibiting foundation damages the cost to re-roof the building ranges between $18,216 and $34,387.

Repair estimates

The cost to rehabilitate the structure and address structural and roof issues is a significant cost which will impact potential redevelopers. Options for developers could include a major foundation repair of the affected portion of the foundation, a partial demolition of the affected portion of the structure and new roofing along the remaining portion of the building, or a total demolition of the entire structure. The costs association with these repairs range from $96,522 for a partial demolition and re-roof of the remaining structure, $221,543 for a repair of the foundation damage and re-roof of the entire structure, or $171,212 for demolition of the entire structure.

Estimate of Repair or Demolition Costs

Section	66	**Page**	10

Partial Demolition of structure, and new roof of remaining portion

	Square Feet	Low Cost	High Cost	Estimate
Partial Demolition	2,727	$ 49,086	$ 91,355	$ 70,220
Partial Re-Roof	3,922	$ 18,216	$ 34,387	$ 26,302
	Total			**$ 96,522**

Foundation repair and New Roof

Contractor Estimate		$ 150,000	$ 200,000	**$175,000**
New Roof	6,649	$ 29,522	$ 63,564	**$ 46,543**
	Total			**$221,543**

Demolition of entire Structure

	Square Feet	Low Cost	High Cost	Estimate
Entire Structure	6,649	$ 119,682	$ 222,742	$171,212
	Total			**$171,212**

*As taken from Marshall and Swift 2023 Cost Guide

Conclusion

The subject's condition presents a mixed bag of potential for the subject property. Compared to other structures the interior of the structure is in need of rehab, but mechanicals and the general interior condition is in average condition. The structural and roof damages present an obstacle for many developers due to the potentially high costs associated with repair or demolition of the existing building. An informed developer will consider these anticipated rehab costs in any offers made to purchase this site. The RFP submitted by the Township of Medford leaves options for developers to submit concepts which could lead to various uses for the subject site, and the condition of the structure allows for many of those uses to incorporate the existing building, or portions of the building to remain in place. For the purposes of this report we are considering the condition of the building to be "Average" condition and separately adjust for the foundation and roofing damages that the building exhibits.

ZONING ANALYSIS

The subject property is located under the ***PPE Park/Public/Education District*** by the Township of Medford Zoning Department.

By way of Resolution No. 148-2024, adopted on August 20, 2024, Township Council designated the Property as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL" or "Redevelopment Law"). The designation of the Property as an Area in Need of Redevelopment was approved by the State of New Jersey, Department of Community Affairs on September 24, 2024.

The adjacent Main Street commercial corridor is zoned ***HVC Historic Village Commercial District***. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. 40A: 12A-1 et. seq. As the former library site is located in the PPE Zone, it was not within this previously designated Rehabilitation Area.

As a consequence of the March 9, 2025 request for proposal (RFP) the Township council intends to draft a redevelopment plan for the site to establish conditions for revitalization of the property. This Redevelopment Plan will include standards for modified zoning, permitted uses, bulk standards, as well as design standards, depending on the responses to this RFP.

PPE Park/Public/Education District

Principal Permitted Uses on the Land and in Buildings

1. Educational and Recreational Activities, including the operation of public and private elementary school facilities and quasi-public campground activities, as well as municipal buildings, churches, libraries and open space, parks and parkland and municipal infrastructure.
2. Affordable age-restricted and disabled housing north of Union Street between Main Street and Jones Road, in accordance with the standards set forth in Subsection H of this section. A PPE District with a Community Services (CS) Overlay is located west of County Route 541 at Church Road. The CS Overlay accommodates and manages the planned expansion of permitted PPE uses.
3. The PPE with Community Services Overlay (PPE/CS) provides for expansion of uses permitted in the PPE District to increase opportunities to better serve the Medford Township community. This expansion of uses includes the temporary provision of primary shelter in cases of emergency; COAH-approved supportive and special needs housing which may be partnered with specific farming activities for occupational training; and public/private partnerships for recreation uses and parking. Landscaping shall be provided within the front, side and rear yard areas to adequately screen on-site uses from adjacent residential uses and adjoining roadways. Existing vegetative screening and buffering shall be preserved where possible and supplemented to the satisfaction of the reviewing Board in accordance with Ordinance § 516.

Area and Bulk Regulations for the ***PPE Park/Public/Education District*** for the subject property as is and as proposed are summarized below.

Area and Bulk Regulations			
PPE - Park/Public/Education			
Category	*Required*	*Provided*	*Conforming*
Maximum Building Coverage	60%	< 60%	Yes
Minimum Setback	50 Feet	< 50 Feet	No
Maximum Building Height	27 Feet	< 27 Feet	Yes

It appears that the subject property's use is a permitted use on a nonconforming lot in the ***PPE Park/Public/Education District.***

HVC Historic Village Commercial.

General Requirements.

1. Any principal building may contain more than one individual use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified.
2. All buildings or uses of land in the HVC District shall be served by public water and sewer. Renovations or conversions which result in additional units and do not constitute a sewer extension under applicable Department of Environmental Protection regulations may use any original sewer connection upon payment of such additional connection fees as are necessary to equal the number of additional units.
3. All buildings on a single commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
4. Unless otherwise specifically approved by the Board, no merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container.
5. All areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.
6. No building or structure shall be erected, reconstructed, demolished, altered or restored, and no use shall be made of any land in the HVC District until approval has been granted in accordance with the provisions of § 806 of this ordinance.
7. Although no specific buffer areas are required, where a property line is common with a residential district or use, design elements such as privacy hedges, fences, low profile walls, trellises and other similar features should be considered and included in development plan

Principal Permitted Uses on the Land and in Buildings

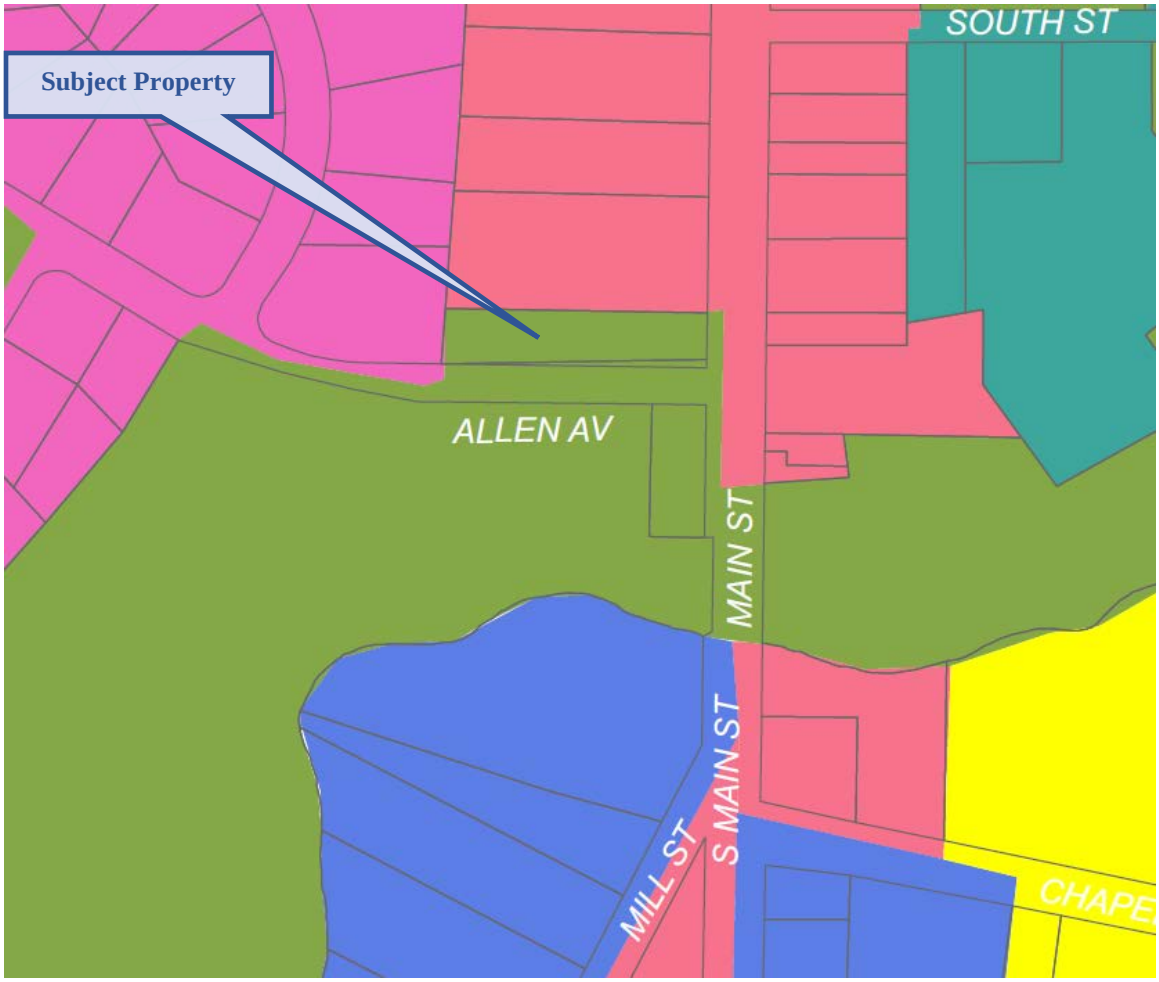
1. Telephone central offices.
2. Clubs or lodges organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business.
3. General offices and office buildings.
4. Funeral parlors.
5. Offices of doctors, dentists and veterinarians.
6. Child-care centers as conditional uses under N.J.S.A. 40:55D-67.
7. Residential flats in connection with a business where said dwelling unit is located on the second floor only and only if said floor is limited to the residential use. Such residential flats shall be no less than 750 square feet in floor area for a one-bedroom or 900 square feet for a two- or more bedroom dwelling unit.
8. Quasi-public and recreational buildings as conditional uses under N.J.S.A. 40:55D-67.
9. Parochial, private or public schools as conditional uses under N.J.S.A. 40:55D-67.
10. Places of worship as conditional uses under N.J.S.A. 40:55D-67.
11. Shops and stores for retail sales, including, but not limited to, antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, pets, tools, sporting goods, periodicals, stationery, tobacco, paint, wearing apparel and other similar goods.
12. Food service establishments, including sit-down restaurants, cocktail lounges, coffee shops, catering service, bakery, pastry, candy, confectionery or ice cream shops. Take-out and delivery shall be permitted.
13. Banks, including drive-in facilities.
14. Personal service shops dealing directly with customers, including, but not limited to, beauty shops, barbershops, tattoo salon, health spa, wellness center, clothes cleaning or pressing (not to include cleaning and dyeing plant), shoe repair, dressmaking, millinery, self-service laundry and other similar uses.
15. General services or repair shops for watches, clocks, jewelry, radios, televisions, home appliances and other similar services.
16. Taxi or bus stations (excluding terminal).
17. Training facilities, including, but not limited to, cooking classes, instructional wine making, instructional beer making, photography, arts, crafts, sewing, how-to classes, professional certification classes, safety classes, and other similar training activities.
18. The permitted uses in § 413.A.11, A.14, A.15 and A.17 shall be interpreted under the principle of "ejusdem generis" (of the same kind or class).
19. Limited breweries, restricted breweries (brewpubs), nano- and micro-distilleries in accordance with the applicable ABC laws regarding same.

Area and Bulk Regulations for the ***HVC Historic Village Commercial*** for the subject property as is and as proposed are summarized below.

Area and Bulk Regulations			
HVC - Historic Village Commercial			
Category	*Required*	*Provided*	*Conforming*
Minimum Lot Area	10,000 S.F.	17,075 S.F.	Yes
Maximum Lot Coverage	65%	< 65%	Yes
Minimum Lot Frontage	50 Feet	> 50 Feet	Yes
Minimum Lot Depth	150 Feet	> 150 Feet	Yes
Maximum FAR	0.60	0.39	Yes
Minimum Lot Width	50 Feet	> 50 Feet	Yes
Minimum Side Yard Setback	10 Feet	> 10 Feet	Yes
Minimum Rear Setback	40 Feet	> 40 Feet	Yes
Maximum Building Height	27 Feet	< 27 Feet	Yes

It appears that the subject property's use is a permitted use on a conforming lot in the ***HVC Historic Village Commercial.***

ZONING MAP – TOWNSHIP OF MEDFORD



TAX AND ASSESSMENT DATA

The subject property is listed in the records of the Township of Medford as **Block 1705, Lot 7.01.** The 2025 tax rate for the Township of Medford is $3.549 per $100 of assessed value. The 2025 ratio is 67.50%. It should be noted that the current owner of the property is the Township of Medford, and as such is not taxed, the below-referenced tax information is for information purposes only and does not reflect an actual current tax bill. The anticipated redevelopment plan for the site indicates an approved redevelopment plan may include a Five-Year tax exemption and abatement.

The 2024 assessment of the subject property is shown in the table below.

2024 Assessment & Taxes							
	Land	Improvement	Total	2024	Equalized	2024	2024
Tax ID	Assessment	Assessment	Assessment	Ratio	Assessment	Tax Rate	Taxes
Block 1705, Lot 7.01	$62,400	$682,200	$744,600	67.50%	$1,103,111	$3.549	$26,426

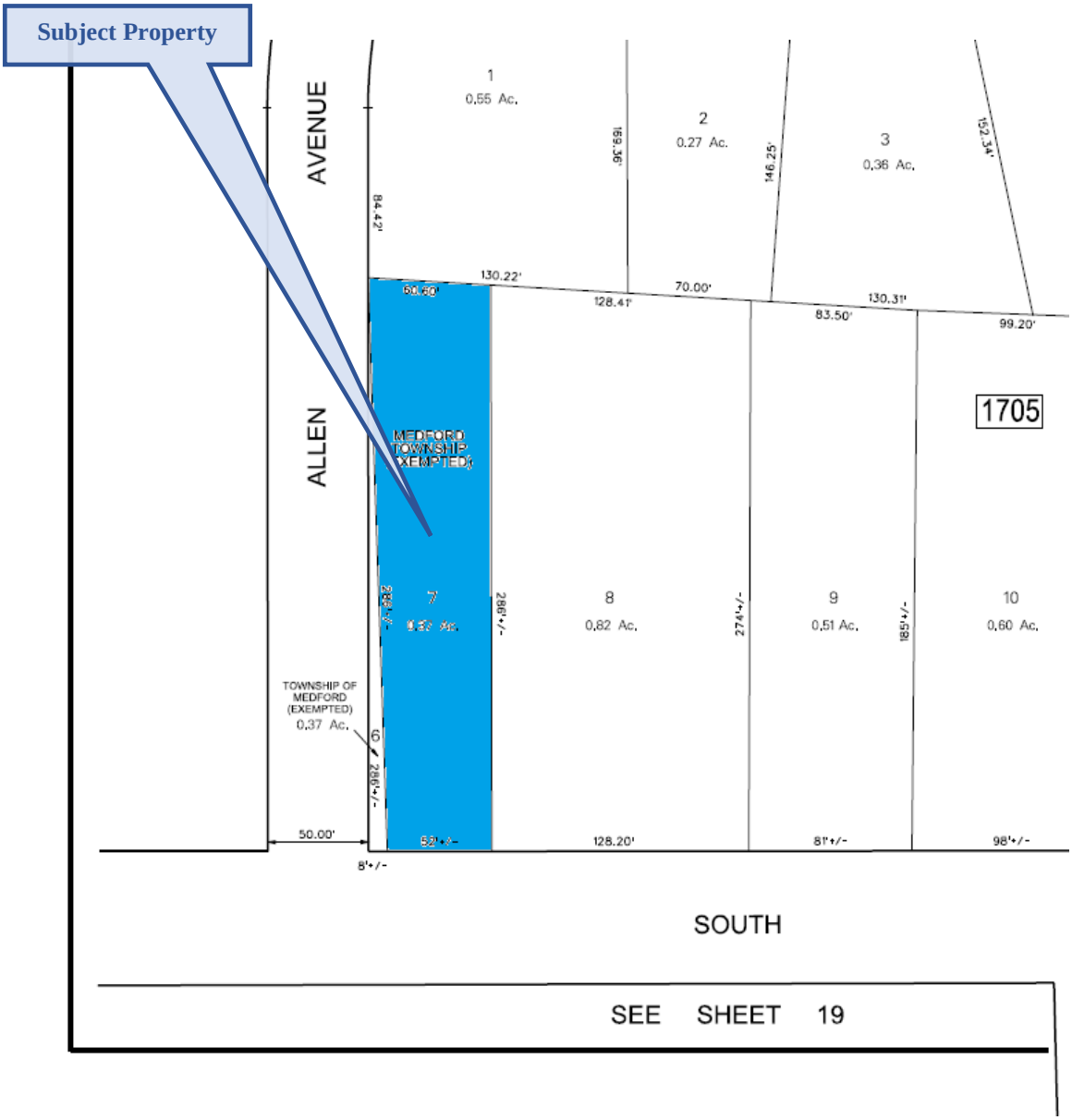
Applying the 2024 tax rate to the subject's total assessment results in the annual real estate taxes of $26,426. The equalized assessment based on an effective ratio of 67.50% is $744,600.

Township of Medford Tax Rates

2024

Tax	Rate per $100 of Valuation
COUNTY TAX	0.433
COUNTY LIBRARY TAX	0.037
COUNTY OPEN SPACE TAX	0.052
DISTRICT SCHOOL TAX	1.682
REGIONAL SCHOOL TAX	0.833
LOCAL MUNICIPAL TAX	0.488
MUNICIPAL OPEN SPACE TX	0.024

TAX MAP


Subject Property
AVENUE
ALLEN
1
0,55 Ac.
2
0.27 Ac.
3
0,36 Ac.
84.42'
193.36'
146.25'
151.74'
130.22'
128.41'
70.00'
130.31'
83.50'
99.20'
1705
MEDFORD TOWNSHIP (EXEMPTED)
7
8
0,82 Ac.
9
0,51 Ac.
10
0,60 Ac.
TOWNSHIP OF MEDFORD (EXEMPTED)
0,37 Ac.
50.00'
128.20'
SOUTH
SEE SHEET 19

HIGHEST AND BEST USE ANALYSIS

Introduction

The most commonly used definition of Highest and Best Use is as follows:

> "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."[1]

In all appraisal assignments, value estimates are based on use; therefore, an analysis of Highest and Best Use is the basis for all valuation assignments. Like value, highest and best use is a market-driven concept. In highest and best use analysis, the most profitable, competitive use to which a property can be put is identified. The collection and analysis of the general data used to estimate property value provide the evidence on which a highest and best use conclusion is based.

A property's highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive (profitable). These four criteria are considered sequentially and conditionally. Although a use may be financially feasible, it would be irrelevant if it were legally prohibited or physically impossible. Therefore, tests of legal permissibility and physical possibility must be applied before the remaining tests of financially feasibility and maximal productivity.

The highest and best use analysis generally involves consideration of the subject property under two scenarios: as vacant land and as presently improved. The highest and best use of land *as vacant* assumes that the subject site is vacant or can be made vacant and available for development. The purpose of determining the highest and best use of land as though vacant is to identify the site's potential use, which governs its value. The highest and best use *as improved* addresses whether the existing improvements should be maintained, adapted, or demolished so that the site can be developed with a different use. The highest and best use of the underlying land may differ from that of the property as improved if the improvements do not constitute an appropriate use. The purpose of determining the highest and best use of the property as improved is to identify the use that would be expected to produce the greatest value and to assist in the selection of comparable properties.

The four criteria of legal permissibility, physical possibility, financial feasibility and maximal productivity are considered sequentially and conditionally for both the "as vacant" and "as improved" highest and best use scenarios.

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "highest and best use." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 88-89.

Highest and Best Use As Vacant

Legal Permissibility — The legal permissibility of a use is governed primarily by the zoning in effect at the time of the appraisal. Legal permissibility also depends on other public restrictions — such as building codes, historic preservation regulations and environmental controls — as well as private or contractual restrictions found in deeds and long-term leases. These public and private restrictions must be investigated because they typically preclude a number of potential uses.

Ordinary utility and storm water easements are not considered to impact the subject site negatively.

As noted in the zoning section, the subject is in the ***PPE – Park/Public/Education zoning district***. Principal permitted uses within the ***PPE – Park/Public/Education zoning district*** are restricted to parks, public buildings, and educational purposes. The Township of Medford's Request for Proposal of redevelopment of the subject notes the following.

> The adjacent Main Street commercial corridor is zoned Historic Village Commercial (HVC). The HVC Zone permits a variety of commercial uses, such as shops for retail sales, restaurants, limited breweries, offices and other related establishments. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. 40A: 12A-1 et. seq. As the former library site is located in the PPE Zone, it was not within this previously designated Rehabilitation Area.
>
> Township Council intends to draft a Redevelopment Plan for the site to establish the conditions for revitalization of the property. This Redevelopment Plan will include standards for modified zoning, permitted uses, bulk standards, as well as design standards, depending on the responses to this RFP. A Redevelopment Plan, and any subsequent Redevelopment Agreement may, at the discretion of the Governing Body, also include provisions for a Five Year tax exemption and abatement, as permitted by the New Jersey Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et. seq. to incentivize reinvestment in the area.

It is therefore assumed that the Township of Medford will modify existing zoning regulations or create new ones to accommodate the approval and implementation of any Request for Proposal (RFP) submissions that align with township development goals, community needs, or economic initiatives. This assumption is based on the expectation that such adjustments will be consistent with township planning practices and regulatory adaptability in response to future development opportunities.

Physical Possibility — The physical possibility of a use is determined by characteristics such as size, shape, utility, topography, availability of utilities, and any other physical aspects of the site that would restrict or prevent any of the legal uses of the subject site.

The site is judged to be capable of supporting the uses permitted under the zoning code after consideration of its size, shape, topography, neighborhood, etc., as well as the basic design and construction features of typical improvements.

Financial Feasibility — The uses that meet the first two criteria are analyzed further to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible. Based on the surrounding uses it is believed that a professional office, or retail use is the best use that satisfies the financially feasible requirement.

Maximum Profitability — The use that represents maximum profitability is the financially feasible use that will produce the highest net return. Given the location, and the demand by investors, the maximally productive use of the subject property would be development of a commercial use consistent with zoning.

Highest and Best Use Conclusion As Vacant

Considering the four criteria of highest and best use — legal permissibility, physical possibility, financial feasibility, and maximum profitability — it is our conclusion that development of the subject site with a commercial use consistent with existing, or approved zoning regulations represents the highest and best use of the site as if vacant land.

Highest and Best Use Conclusion As Improved

The second part of highest and best use analysis is to determine the highest and best use of the subject site as it is currently improved, i.e., the use to which a property should be put in light of its current improvements. The highest and best use of a property as improved may be continued maintenance of the present use, renovation, expansion, partial or total demolition, or some combination of these uses. In analyzing the highest and best use of a property as improved, it is recognized that existing improvements should continue to be used until it is financially advantageous to alter physical elements of the structure or demolish it to allow an alternate use.

As noted in the Township of Medford is seeking a Request for Proposal (RFP) in order to redevelop the subject property. The subject property was designated an “Area in need of redevelopment pursuant of the New Jersey Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (aka “LRHL” or “Redevelopment Law”. The Township of Medford is seeking to redevelop the Main Street Historic Village Corridor in a “manner that effectuates the Townships Master Plan goals and is in the best interests of the Township”.

The Township of Medford acknowledges the limited site size and current condition of the structure may require the subject be demolished or upgraded, and seeks proposals which will "restore the usefulness of the building or parcel, provide goods and services to the public, and will benefit other businesses within the vicinity through attracting customers who will patronize the new business and existing businesses".

Highest and Best Use Conclusion As Improved

In order to fulfill this request, and in light of the current configuration of the subject improvements, it is our conclusion that the Highest and Best use of the subject property is for renovation or reconstruction of the subject site for commercial use consistent with the zoning requirements.

APPRAISAL PROCESS

Also known as the "valuation process," the appraisal process is defined as "a systematic set of procedures an appraiser follows to provide answers to a client's questions about real property value."[1] This process entails an orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the data involved is acquired, classified, analyzed, and interpreted into an estimate of value.

Property value is estimated by applying specific appraisal procedures, which reflect three distinct methods for analyzing data: the *Cost Approach*, the *Sales Comparison Approach* and the *Income Capitalization Approach*. The approaches employed depend on the type of property and the quality and quantity of data available for analysis. All three approaches to value have been considered; Only the Sales Comparison approach, and Income Capitalization approach have been developed.

The *Cost Approach* makes use of all the physical data regarding the site and the existing or proposed improvements. The *Cost Approach* assumes that, under normal circumstances, a potential purchaser will not pay more for a property than the combined cost of obtaining a similar site, constructing similar building improvements, and paying an appropriate entrepreneurial profit.

An estimate of the site's value is first derived by a direct comparison of the subject site to similar land parcels that have recently been sold. An estimate is then made of the current cost to replace or reproduce the site improvements. From this estimated improvement cost, a depreciation deduction is made for any estimated loss in value from physical, functional, or external causes. All such estimates of loss in value are taken from market evidence, as well as from a physical inspection of the subject property. The resultant estimate of value derived from the *Cost Approach* is the sum of the site's value, the depreciated value of the improvements, and an appropriate level of entrepreneurial profit. ***This approach was not utilized due to the age of the subject, its condition and the difficulty in estimating accrued depreciation.***

The *Sales Comparison Approach* uses the sale of similar properties as the basis for an indication of value for the subject property. This approach is based on the principle that the value of a property, as replaceable in the marketplace, tends to be set by the cost of acquiring an equally desirable substitute property. Direct comparisons are made between the subject and the sale properties. Adjustments are made to the sale prices of the comparables for dissimilar factors such as conditions of sale, date of sale, location, physical characteristics, and other discernible differences. These adjusted sale prices are then correlated into a value indication for the subject property. ***This approach was utilized as there were enough comparable sales to analyze.***

[1] Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th ed., s.v. "valuation process." (Chicago: Appraisal Institute, 2022), PDF e-book, pp. 200.

The *Income Capitalization Approach* to value is a method of analyzing a property's ability to generate monetary benefits and converting these benefits into an indication of value. The principle of anticipation is fundamental in that an investor is essentially trading a sum of present dollars for the right to receive future dollars. The first step in the *Income Capitalization Approach* is to estimate the potential gross income that can be generated by the appraised property. Estimates are then made of vacancy and expenses, which are deducted from the property's potential gross income to arrive at its estimated net income. The net income stream estimated for the property is converted into an indication of value using direct capitalization or a discounted cash flow analysis. ***This approach was not utilized as the property is not an income producing property.***

After arriving at an indication of value by the applicable approaches, the results are reconciled into a single conclusion of value based on the approach or approaches, which have the highest quality and quantity of data that the appraiser considers most reliable. All the pertinent data and facts that are used in the appraisal process are analyzed on the following pages of this report.

SALES COMPARISON APPROACH

Introduction

The *Sales Comparison Approach* is a method of estimating a property's value by comparison to similar properties that have recently been sold. This approach to value assumes that the market will determine a price for the property being appraised in the same manner that it determines the price of comparable, competitive properties. One of the major principles of the *Sales Comparison Approach* is the principle of substitution, which holds that the value of a property, as replaceable in the marketplace, tends to be set by the cost of acquiring an equally desirable substitute property. The following pages explain our development of the *Sales Comparison Approach.*

Comparable property selection process

The subject's competitive market was researched for similar sales that a typical buyer or developer would consider a reasonable substitute for the subject property. This research extended between multiple towns within the Camden, Gloucester and Burlington County markets, for structures with similar construction elements, age, size, condition and zoning. A series of ten sales was identified as being reasonable, comparable sales displaying a range of sales prices per square foot of $158.05 to $48.47 per square foot. The subject property's poor condition was a limiting factor with a majority of sales sold in good or better condition. The sales included in this research displayed a gross building area between 1,500 square feet and 14,000 square feet, with a mean of 5,977 square feet. The site size for this data set ranged between 0.09-acres and 3.77-acres, with a mean of 0.78-acres.

GBA - Range	
Min	1,500
Max	14,000
Mean	5,977

Site - Range	
Min	0.09
Max	3.77
Mean	0.78

These sales demonstrated a statistical mean (average) of $95.42 per square foot, with a median of $90.04 and standard deviation of $33.82 per square foot. Standard deviation represents the typical deviation from the mean. This results in a probable range of $61.61 to $129.24 for comparable sales within this market.

Mean PPSF	High	Low
$ 95.42	$ 158.05	$ 48.47

Statistics	
Mean	$ 95.42
Median	$ 90.04
Standard Deviation	$ 33.82

Medford Active Listings

A search of active listings within the Township of Medford revealed four comparable active listings. The listings ranged from 2,988 to 10,000 square feet on lots ranging from 0.22 and 0.94-acres with current listing prices per square foot of $87.94 and $169.50 per square foot. These listings have remained on the market between 150 and 444 days.

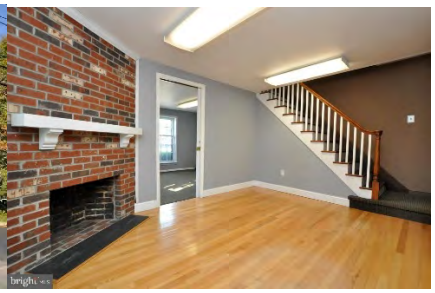
MLS #	Address	City	GBA	Lot Size Acres	Current Price	Original List Price	Price/SqFt	DOM
NJBL2076802	108-110 S Main St	Medford	3,400	0.22	$299,000	$299,000	$87.94	159
NJBL2075276	414 Stokes Rd	Medford	2,988	0.52	$499,900	$474,900	$167.30	185
NJBL2066556	708 Stokes Rd	Medford	10,000	0.77	$1,695,000	$1,695,000	$169.50	321
NJBL2059526	638--640 Stokes	Medford	6,275	0.94	$995,000	$1,150,000	$158.57	444

108-110 S Main Street

This property is presently listed at $299,000 with an available square footage reported to be 3,400 square feet on a 0.22-acre lot. This property is located within a few blocks of the subject property, and is located within the HVC district, within the redevelopment zone. This property appears to be of a similar age, and condition as the subject.

414 Stokes Road

This property is presently listed at $499,900 with an available square footage reported to be 3300 square feet on a 0.52-acre lot. This property is presently known as the buttonwood building and is located in the CC - Community Commercial zoning district. It has been on the market for 185 days with a recent price change on April 14th, 2025, with the listing price recently increased from $474,900 to $499,900. The current condition of this property is superior to the subject property.



708 Stokes Road

This listing is a multi-tenanted 10,000 square foot construction on 0.77 acres in the Township of Medford. This property is reportedly in excellent condition and located within the CC - Community Commercial zoning district. This property has been on the market for 321 days and is in a far superior condition compared to the subject.

638-640 Stokes Road

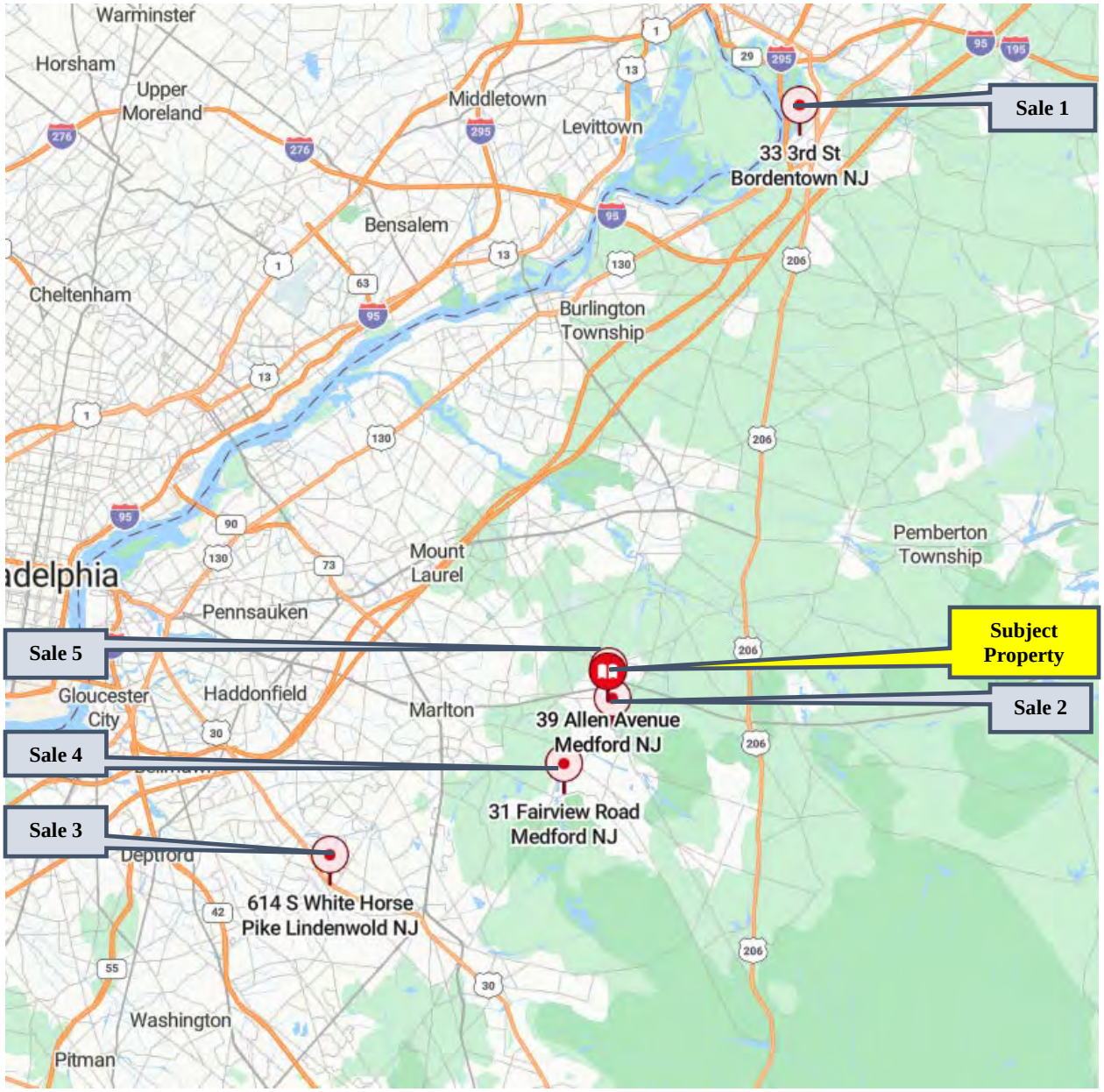
This listing includes 2 structures first a commercial building as well as a 2-unit residential building totaling 6250 square feet on 0.94 acres of land. This property is located within the GC dash general commercial zoning district and is in a superior condition as compared to the subject property. This listing has remained on the market for 444 days.

Comparable Building Sales

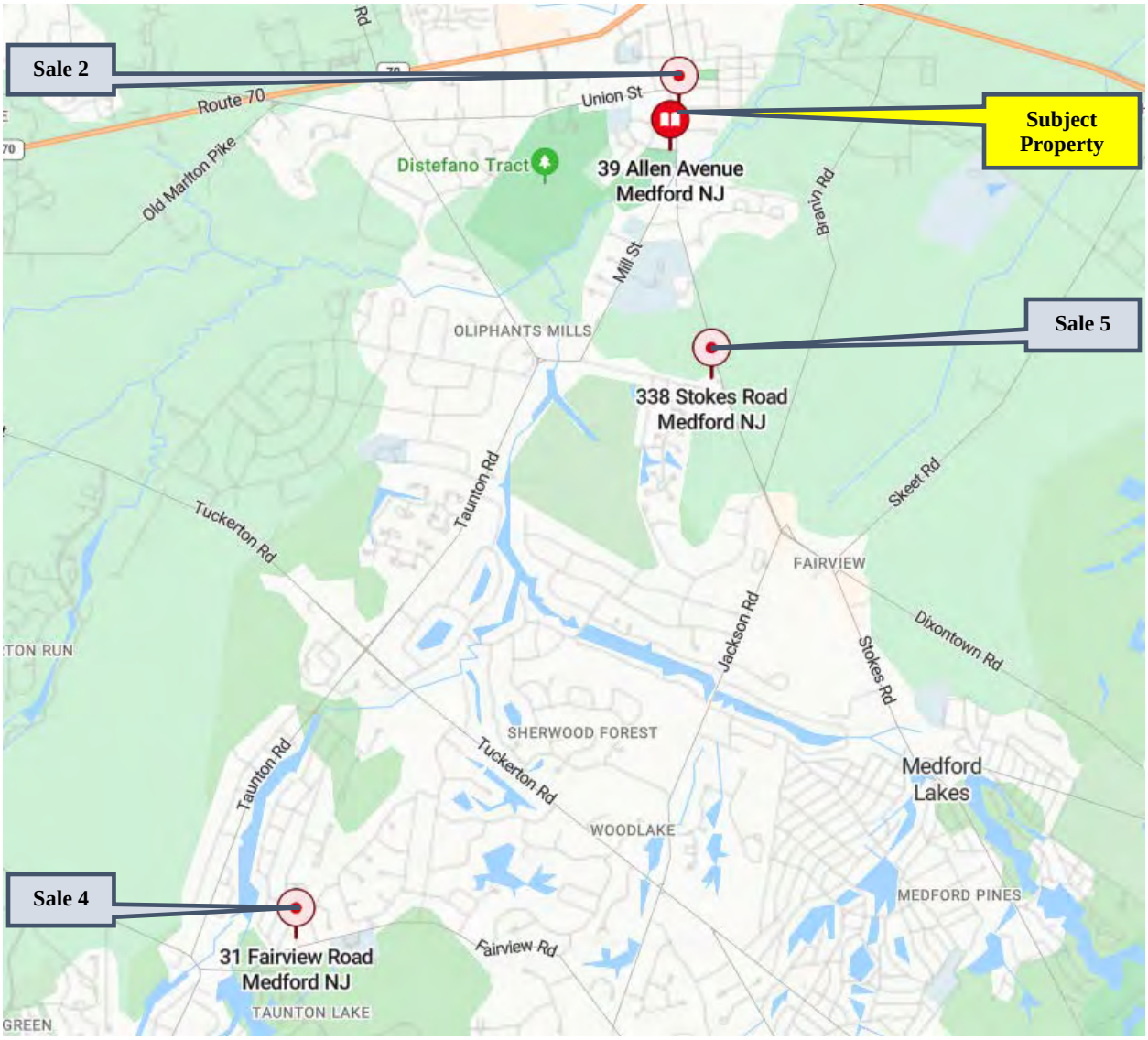
Our investigation resulted in selecting five sales that were considered comparable to the subject. These sales occurred between August 2022 and March 2024, involving buildings ranging in size from 3,764 to 10,700 square feet. Comparable properties have been analyzed and compared to the subject property based on the sale price per square foot. This is the most common unit of comparison used by market participants. Due to the subjects present condition sales selected are from the lower end of the range as properties in poor condition are likely to sell for less than properties in superior condition. Prior to adjustments, the comparables display a range of unit prices from $56 to $98 per square foot (rounded).

A map showing the location of the subject properties and the comparable building sales is found on the following page. An outline description of these sales, our analysis and our estimate of value by the *Sales Comparison Approach* are located on the subsequent pages.

BUILDING SALES COMPARABLE MAP



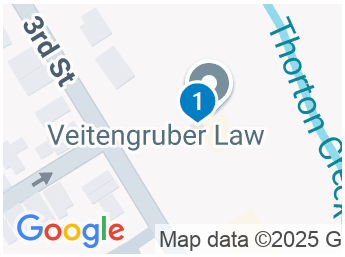
BUILDING SALES COMPARABLE MAP
MEDFORD SALES



33 3rd St

Comparable 1

33 3rd St
Bordentown, NJ
08505



County
Burlington

APN
03-01701-0000-00003

Sale Information

Buyer	Third Street Investment, LLC & Third Street Offices, LLC	
Seller	Water Test.com, Inc	
Sale Date	3/27/2024	
Transaction Status	Recorded	
Sale Price	$650,000	$81 /SF NRA
Recording Number	5888589	
Rights Transferred	Fee Simple	
Conditions of Sale	Arm's Length	

Property

Type	Office
Gross Building Area (GBA)	8,059 SF
Net Rentable Area (NRA)	8,059 SF
Buildings	1 Building
Year Built	1959 (Renovated 1959)
Land Area	0.882 Acres (38,420 SF)
FAR	0.21
Zoning	R1
Shape	Generally Rectangular
Topography	Generally, Level
Flood Zones	Zone X (Unshaded)

Remarks

This sale closed March 27, 2024, for $650,000. The property is a brick structure built in 1959 connected to city water and sewer services within an R1 zoning district. The property was originally listed November 2019 for $875,000, then reduced to $799,900 and reduced again to $749,900, and finally sold for $650,000 in March 2024.

27 N Main St # 29

Comparable 2

27 N Main St # 29
Medford, NJ 08055

County
Burlington

APN
20-01801-0000-00002

Sale Information

Buyer	27-29 S Main, LLC	
Seller	Carlmatt Properties, LLC	
Sale Date	3/13/2024	
Transaction Status	Recorded	
Sale Price	$585,000	$98 /SF NRA
Recording Number	5882975	
Rights Transferred	Fee Simple	
Conditions of Sale	Arms Length	

Property

Type	Single-Family
Gross Building Area (GBA)	6,000 SF
Buildings	2 Buildings
Year Built	1762
Land Area	0.28 Acres (12,197 SF)
Zoning	HVC
Shape	Generally Rectangular
Topography	Generally Level
Flood Zones	Zone X (Unshaded)

Remarks

This sale included two properties, both originally constructed as residential property, but 27 S main St has been converted into a commercial office. 29 S Main St remains a residential property leased until January 2026 for $1,600 monthly. Properties were sold together and are located within the HVC Historic Village Zoning District.

614 White Horse Park S

Comparable 3

Sale Information

Buyer	IBRNG, LLC	
Seller	Jeffrey J Clouser	
Sale Date	7/10/2023	
Transaction Status	Closed	
Sale Price	$265,000	$70 /SF NRA
Recording Number	2023060658	
Rights Transferred	Fee Simple	

Property

Type	Retail, General Commercial
Gross Building Area (GBA)	3,764 SF
Net Rentable Area (NRA)	3,764 SF
Buildings	1 Building
Year Built	1952 (Renovated 1952)
Land Area	0.326 Acres (14,201 SF)
Zoning	B2
Shape	Generally Rectangular
Topography	Generally Level
Corner	No
Flood Zones	Zone X (Unshaded)

614 White Horse Park S
Lindenwold, NJ 08021

County
Camden

APN
22-00146-0000-00014-02

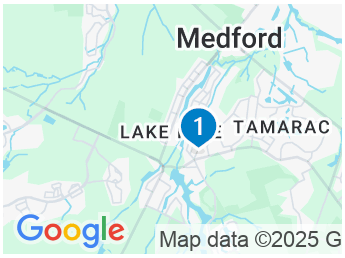
Remarks

This property sold July 2023 for $265,000 and is located along the White Horse Pike in Lindenwold. The existing property is 3 units with a total of 16 offices. Property was originally listed November 2022 and was reportedly on the market for 265 days.

31 Fairview Rd

Comparable 4

31 Fairview Rd
Medford, NJ 08055



County
Burlington

APN
Block 3202.23, Lot 1

Sale Information

Buyer	The Firehouse Building	
Seller	East Automotive Technical Institute LLC	
Sale Date	6/2/2023	
Transaction Status	Recorded	
Sale Price	$825,000	$77 /SF NRA
Recording Number	13674/98	
Rights Transferred	Fee Simple	
Financing	Cash Equivalent	
Conditions of Sale	Normal	
Marketing Time	41 days	

Property

Type	Special Purpose, Educational, Fire House
Gross Building Area (GBA)	10,731 SF
Net Rentable Area (NRA)	10,731 SF
Buildings	1 Building
Year Built	1975 (Renovated 1975)
Land Area	1.8 Acres (78,408 SF)
Zoning	GD
Shape	Irregular
Topography	Generally Level
Flood Zones	Zone X (Unshaded)

Confirmation

Name	James Moffa
Company	Keller Williams Realty - Marlton
Affiliation	Listing/Selling Agent

Remarks

This is the sale of a vacant, former firehouse building. It has six overhead garage doors, and several external entrances. The most recent use had been for an educational facility for Automotive Systems Technology. A training facility for problem vehicle diagnosis. The buyers plan to occupy the building as an art studio. Per the listing agent, James Moffa, the property was on the market for 41 days with an original asking price of $825,000.

338 Stokes Rd

Comparable 5

Sale Information

Buyer	338 Stokes Rd, LLC
Seller	2 J's and 1K, LLC
Sale Date	8/1/2022
Transaction Status	Recorded
Sale Price	$400,000 $56 /SF NRA
Recording Number	5776894
Rights Transferred	Fee Simple

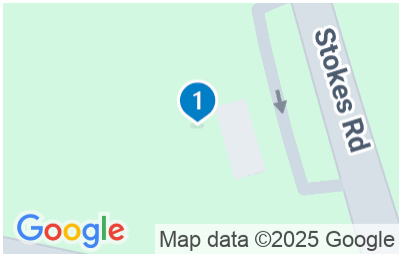
Property

Type	Office
Gross Building Area (GBA)	7,080 SF
Net Rentable Area (NRA)	7,080 SF
Buildings	1 Building
Year Built	1963 (Renovated 1963)
Land Area	3 Acres (130,680 SF)
Zoning	RC
Shape	Irregular
Topography	Generally Level
Corner	Yes
Flood Zones	Zone X (Unshaded)

338 Stokes Rd
Medford, NJ 08055

County
Burlington

APN
20-00909-0000-00006



Remarks

Property sold August 2022 as a full-scale renovation of an existing office building. Property was reported to be in a "gutted" interior condition at the time of sale with the majority of subfloor removed. Engineering and architectural plans are available at the time of sale, site provides 32 onsite parking spaces and is located within the RC - Restricted commercial zone in the Township of Medford.

Analysis of Comparable Building Sales

Our analysis of the comparable sales considers adjustments for date of sale, financing/terms of sale, location, age/condition, and any other discernible physical characteristics. A comparable building sales adjustment grid is presented on the following page. The following paragraphs explain the basis for the adjustments.

Property Rights Conveyed – The fee simple interest is being valued for the subject property. All sales were sold fee simple, or leased fee at market rents, and due to the minimal differences between each type of property right, no adjustments were warranted.

Terms of Sale/Financing – Each of the sales reflect arm's length transactions in conventional financing terms. No Adjustments were warranted.

Market Conditions (Time) - The comparable sales occurred between August 2022 and March 2024. Each of the sales received a small upward adjustment based on the number of months after the sale.

Location - The subject property is situated in the Township of Medford at the intersection of Allen Avenue, and S. Main Street. This location is located along the Historic Village section of the Township of Medford. Many events are held along this section of town resulting in frequent foot traffic. Sales One, Three and Four do not enjoy the benefit of this beneficial location and received upward adjustments to accommodate the lack of this feature. Sales Two and Five are located within blocks of the subject and are considered overall similar, therefore no adjustment was required.

Site Size – The subject property sits on a 0.392-acre site with little potential for expansion. Sales One, Two and Three are located on sites which exhibit similar utility as the subject and therefore were not adjusted. Sales Four and Five are on larger sites with greater utility and therefore received a downward adjustment.

Quality of Construction – The subject property was constructed in phases with the original construction dating back to 1970-80, the first addition was added in 1970 with the addition of the East and Werst Wings of the property. The most recent addition was added in 1984. Each of the sales exhibit similar quality of construction and did not require adjustment.

Condition – The subject condition is poor due to extended vacancy since Spring 2022. At the time of inspection there were obvious signs of foundation damage with significant cracking along all sides of the subject which suggests a portion of the foundation is sinking. It has also been reported that the roof is presently in need of repair or replacement, and subsequent research of the Township of Medford work permits for the subject property revealed the most recent work permit for roof replacement in March 1995. Interior inspection of the property revealed multiple ceiling panels having caved in, reportedly from encroaching wildlife within the building. The structure requires significant renovation and updating throughout the building.

Deferred Maintenance at Subject Property

Evidence of sinking, source appears to be located along the Northeastern side of the structure.

Fallen ceiling tiles reportedly from wildlife incursion of the property.

Condition continued

Due to the evident deferred maintenance the subject is in poor condition. Sales One and Three are in average condition and received a 10% downward adjustment. Sales Two and Four are reported to be in Very Good condition and received a 15% downward adjustment. Sale Five was reported to be in poor condition with significant remediation required like the subject, however, the interior of Sale Five is more degraded than the subject and an upward adjustment was deemed appropriate to accommodate this difference despite having a poor condition rating like the subject.

Gross Building Area – The subject property includes 6,649 square feet of building area. Larger properties tend to sell for less per square foot due to the principle of economies of scale therefore smaller properties normally sell for a higher price per square foot. Each of the sales provided exhibit similar utility as the subject and therefore were not adjusted.

Parking/Access – The subject property site offers limited onsite parking availability, and presently holds 7 parking spots in its rear lot. This offers limited utility for many retail or office purposes. Sales One, Two, and Three have similar parking availability and did not require adjustment. Sales Four and Five offer greater overall utility than the subject and receive downward adjustments.

Residential Space – The subject property offers utility for multiple uses including office and retail space. Sales One, Three, Four and Five offer similar utility and therefore did not require adjustments. Sale Two is a property located along S Main Street and includes two structures. The first structure is a former residential home converted into office space and considered in Very Good Condition. The other structure is known as the Samuel Jones Farmhouse and is considered one of the oldest structures built on Main Street. With residential space generally selling at a higher price per square foot this sale received a downward adjustment to accommodate this difference.

Available Construction Plans – The Township of Medford submitted a request for proposals to redevelop this property. At the time of writing this report no proposals have been accepted, nor plans approved. Sale Five sold with plans prepared, and therefore received a downward adjustment. The remaining sales did not sell with plans or specifications prepared and did not require adjustment.

Utilities – The subject property is reported to have access to all typical utilities. Sales One, Two, Three and Four sold with similar utility and access to the subject. Sale Five sold with onsite septic required and therefore received an upward adjustment due to the desirability of Sewer access.

Deduction for Repair

As discussed in the subject improvements section the subject property exhibits structural and roof damage which require repair for any developer interested in purchasing the property. The cost of these repairs has a direct influence on the current value of the site. With potential costs for repair or demolition ranging from $96,522 for a partial demolition and new roof of the remaining structure to $221,543 for foundation repair and a new roof on the existing structure, and a range of $119,682 to $222,742 for demolition of the entire structure we have elected to take to deduct this from the indicated value of the property in an “Average” condition.

We have therefore concluded that the cost of the impact of this damage is $175,000 on the overall property value. This estimate falls within the range of expected costs to repair the existing structure, or demolish the entire structure and rebuild.

Estimate of Repair or Demolition Costs

Section	66	**Page**	10	
Partial Demolition of structure, and new roof of remaining portion				
	Square Feet	**Low Cost**	**High Cost**	Estimate
Partial Demolition	2,727	$ 49,086	$ 91,355	$ 70,220
Partial Re-Roof	3,922	$ 18,216	$ 34,387	$ 26,302
	Total			**$ 96,522**
Foundation repair and New Roof				
Contractor Estimate		$ 150,000	$ 200,000	$ 175,000
New Roof	6,649	$ 29,522	$ 63,564	$ 46,543
	Total			**$ 221,543**
Demolition of entire Structure				
	Square Feet	**Low Cost**	**High Cost**	Estimate
Entire Structure	6,649	$ 119,682	$ 222,742	$ 171,212
	Total			**$ 171,212**

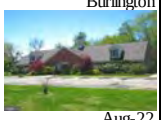
*As taken from Marshall and Swift 2023 Cost Guide

Conclusion of the Sales Comparison Approach

After adjusting these unit rates for the differences described, the indicated unit values (rounded) ranged from $58 to $82 per square foot. All the comparable sales were considered in the final concluded price per square foot, however sales Three, Four and five are most similar to the subject property and received additional weighting. Sale Two represents property within the historical section of South main Street in the Township of Medford, with Sales Four and Five providing additional support for the subjects concluded price per square foot within the Township of Medford demonstrating a probable range for the subject conclusion. Based on our analysis of these sales, we have formed the opinion that the market value of the subject property as of the effective date is $68 per square foot resulting in an indicated value of $453,391 for the subject in an average condition. After deducting for repairs to the foundation and roof the indicated value is $278,391, after rounding the concluded value for the subject property is $280,000.

Market Value
By the Sales Comparison Approach **$280,000**

Comparable Sales Adjustment Grid

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Location	39 Allen Avenue	33 3rd Street	27-29 S Main Street	614 S White Horse	31 Fairview Road	338 Stokes Road
Municipality	Medford	Bordentown	Medford	Lindenwold	Medford	Medford
County	Burlington	Burlington	Burlington	Camden	Burlington	Burlington
						
Sale/Appraisal Date	4/22/2025	Mar-24	Mar-24	Jul-23	Jun-23	Aug-22
Sale Price	$ -	$650,000	$585,000	$265,000	$ 825,000.00	$ 400,000.00
Gross Site area (Acres)	0.392	0.88	0.28	0.33	1.80	3.00
Gross Building Area	6,649	8,059	6,000	3,764	10,700	7,080
Quality of Construction	Average	Average	Average	Average	Average	Average
Condition/Year Built (Renovated)	Poor/1970	Average/1959	Very Good/1762	Average/1952	Very Good/1975	Poor/1963
Flood Zone	X	X	X	X		Xailable, Septic required
Zoning	PPE - Park/Public/Education	R1 - Residential Low Density	HVC - Historic Village Commercial	B2 - Highway Business	GD - Growth District	RC - Restricted Commercial
Utilities	All Public Utilities	All Public Utilities	All Public Utilities	All Public Utilities	All Public Utilities	Public water available, Septic required
Sale Price/SF		**$81**	**$98**	**$70**	**$77**	**$56**
Property Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Terms of Sale/Financing	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent	Cash Equivalent
Adjustment		0%	0%	0%	0%	0%
Cash Equivalent Sale Price		$81	$98	$70	$77	$56
Market Conditions (time)						
Months since sale		13	13	22	23	33
Adjustment		1.09%	1.12%	1.81%	1.92%	2.76%
Time Adjusted Price		$82	$99	$72	$79	$58
Other Adjustments						
Location	Average	10%	0%	10%	10%	0%
Site size (Acres)	0.392	0%	0%	0%	-5%	-5%
Quality of Construction	Average	0%	0%	0%	0%	0%
Condition	Poor	-10%	-15%	-10%	-15%	10%
Gross Building Area	6,649	0%	0%	0%	0%	0%
Parking/Access	Average	0%	0%	0%	-5%	-5%
Residential Space	None	0%	-10%	0%	0%	0%
Available construction plans	No	0%	0%	0%	0%	-5%
Utilities	All Public Utilities	0%	0%	0%	0%	5%
Gross Adjustment		20%	25%	20%	35%	20%
Net Adjustment		0%	-25%	0%	-15%	0%
Adjusted Price		$82	$74	$72	$67	$58

		Minimum	Maximum	Mean
	Unadjusted Range	$56	$98	$83
	Adjusted Range	$58	$82	$76
Indicated Price per square foot	**$68**			
Total Square Footage	**6,649**			
Indicated Value	**$453,391**			
Deduction for Repair Estimate	**$175,000**			
Indicated Value Minus Damages	**$278,391**			
As Is Market Value	**$280,000**			

RECONCILIATION AND FINAL VALUE ESTIMATE

In the preceding pages, the *Sales Comparison Approach* to value has been developed. The following summarizes the results of the approaches employed as of April 22, 2025.

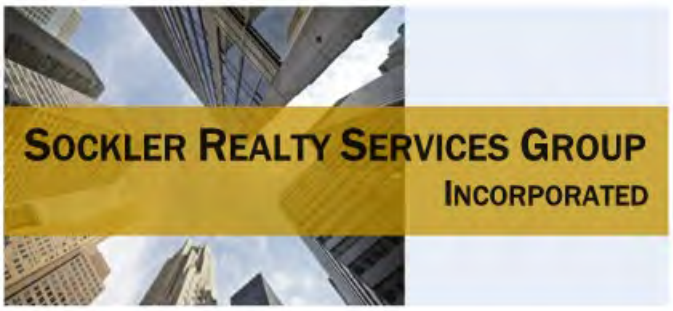
Valuation Summary

Sales Comparison approach	$280,000

In developing the *Sales Comparison Approach*, we have investigated the market and obtained information on several sales of properties considered similar to the subject property. We have analyzed the comparable properties based on the price paid per square foot of gross building area and have compared them to the subject using this unit of comparison. Several adjustments have been made which indicate a range of adjusted unit prices into which the value of the subject property should fall. The available market data used was sufficient, recent and included properties with similar economic and physical characteristics as the subject. Since these sales represent the available investment alternatives, an analysis of recent competitive property sales provides a good indication of a property's value. In the final reconciliation, the *Sales Comparison Approach* is given sole consideration due to the subject property being a redevelopment project for any purchaser.

Based on our inspection of the referenced property and the investigations and analyses undertaken, and subject to the assumptions and limiting conditions set forth in the accompanying report, it is our opinion that the market value of the leased fee interest in the subject property as of April 22, 2025, is:

TWO HUNDRED EIGHTY THOUSAND DOLLARS
($280,000).



Peter E. Sockler, MAI, CRE®
299 Ward Street, Suite C, Hightstown, NJ 08520
Ph 609-918-1000 Cell 609-306-2225

QUALIFICATIONS

PROFESSIONAL EDUCATION:

Fairleigh Dickinson University MBA- Finance

Raritan Valley College AAS- Real Estate and Accounting – self designed major

Muhlenberg College BA- Political Science – Pre-law

The Appraisal Institute
Course 1A-1 - Real Estate Principles
Course 1A-2 - Basic Valuation Procedures
Course 1B-A - Capitalization Theory and Techniques - A
Course 1B-B - Capitalization Theory and Techniques - B
Course 2-1 - Case Studies in Real Estate Valuation
Course 2-2 - Valuation Analysis and Report Writing
Course 2-3 - Standards of Professional Practice

Additional Courses/Seminars
Marshall Valuation Service Cost Construction Course
Argus Real Estate Analysis Software Seminar
Numerous other seminars and courses as required for continuing education
Guest speaker at many seminars on valuation topics such as golf courses, office, retail and special purpose properties and tax appeal

PROFESSIONAL LICENSES AND AFFILIATIONS:

State of New Jersey
1991 – Certified General Appraiser License Number 42RG-00019800
1999– Licensed Real Estate Broker License Number 8439773

State of New York
2019 – Real Estate General Appraiser License Number 46000052707

Commonwealth of Pennsylvania
1992 – Certified General Appraiser License Number GA000726L

Appraisal Institute
1992 – MAI Member - Certificate Number- 9627

The Counselors of Real Estate®
2003 CRE® Member - Certificate Number - 2176

Current PWC Board Director- Princeton Wrestling Club
Current Director, Princeton Italian American Club, 501 C3 Charitable Foundation
Current Muhlenberg College 501C3 President of Athletic Charitable Organization
Current National Trustee of the CRE Foundation, Counselors of Real Estate
Current University of Pennsylvania Penn Medicine at Princeton Patient Board
Past President and Board Director, Central New Jersey Chapter of Appraisal Institute
Past National Board Director, Counselors of Real Estate
Past Board Director, Central New Jersey Council BSA
Past Regional Representative, Appraisal Institute, Central New Jersey Chapter
Past President, Appraisal Institute, Central New Jersey Chapter
Past Chairperson Admissions Committee, Appraisal Institute, Princeton Chapter
Past Chairperson Candidate Guidance, Appraisal Institute, Central New Jersey Chapter
Past President, Windsor Regency Condominium Association
Former Member, Hightstown Borough Planning and Zoning Board

PROFESSIONAL EXPERIENCE:

Peter Sockler has been involved in the real estate and construction trade commencing with residential home construction in high school and throughout college. He worked for a custom builder as a framer upon graduating from college until securing a position as a County Investigator in Somerset County, NJ. Mr. Sockler has engaged in various residential and commercial investment and construction projects of varying sizes since that time. Although not a primary source of business, considerable time and effort have been spent on a number of projects over the past 35 years. Most recently, in the past 10 years, site development, subdivision development approval, excavating and demolition work has been undertaken with cost estimating and project analyses. As a result of these efforts, considerable knowledge has been obtained regarding the development approval process and the process of navigating the financial, legal, physical and environmental obstacles to development in New Jersey.

Sockler Realty Services Group, Inc. **2000-Present -** Hightstown, New Jersey
Principal of valuation firm specializing in appraisals and advisory services covering a broadrange of property types including office buildings, retail centers, subdivisions, industrial properties, hotels, golf courses and special purpose properties.

Expert Testimony

- Federal Bankruptcy Court
- New Jersey Tax Court
- U.S. District Court
- Various New Jersey Superior Courts
- Various New Jersey Tax Boards
- Various Arbitration Matters
- Various Pennsylvania Appeal Boards

Representative Clients

- Banks
- Attorneys
- Developers
- Government Agencies
- Fortune 500 Companies
- Insurance Companies
- Institutional Investors

Significant Assignments

- Community shopping centers
- Environmentally contaminated property valuations
- Feasibility studies
- Large manufacturing facilities
- Hotels and motels
- Office parks
- Apartment complexes, proposed residential and mixed use developments.
- Retail properties including regional malls, power centers and strip centers.
- Special purpose properties of all types.

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State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Real Estate Appraisers Board

HAS CERTIFIED

PETER E. SOCKLER
8 Ancil Davison Road
Cranbury NJ 08512-2813

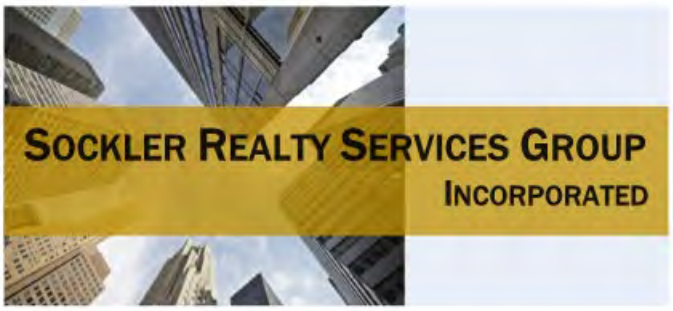
FOR PRACTICE IN NEW JERSEY AS A(N): Certified General Appraiser

10/30/2023 TO 12/31/2025
VALID

Signature of Licensee/Registrant/Certificate Holder

42RG00019800
LICENSE/REGISTRATION/CERTIFICATION #

Cari Fais
ACTING DIRECTOR



Gary Hart
299 Ward Street, Suite C, Hightstown, NJ 08520
Ph 609-918-1000

QUALIFICATIONS

PROFESSIONAL EDUCATION:

Rowan University - Bachelor of Arts - Major – Psychology

The Appraisal Institute:
Supervisor Appraiser/Trainee Appraiser Course
New Jersey Law and Regulations
Appraisal Engagement, Appraisal Reviews, & Evaluations
Basic Appraisal Principles
Basic Appraisal Procedures
Real Estate Finance, Statistics and Valuation Modeling
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
General Appraiser Market Analysis and Highest and Best use
General Appraiser Sales Comparison Approach
Business Practice and Ethics
USPAP – Including all update courses since 2012

Additional Seminars/Courses
Tri-State Industry Update
87th Annual Princeton Conference
88th Annual Princeton Conference

PROFESSIONAL LICENSES

New Jersey Certified General Real Estate Appraiser Trainee License Number 42RP00421100

PROFESSIONAL EXPERIENCE:

Sockler Realty Services Group, Inc.
Hightstown, New Jersey
Associate specializing in appraisals covering a broad range of residential and commercial property types including income producing properties.

Additional Subject Photographs
BU-25-114

Subject Entry

Subject Front, East Side

Additional Subject Photographs
BU-25-114

Subject Front, West side

Subject Main Entry

Additional Subject Photographs
BU-25-114

Subject Front

Subject Eastern side (Along South Main Street)

Additional Subject Photographs
BU-25-114

Subject East Side/Rear

Subject West Side

Additional Subject Photographs
BU-25-114

Subject Rear

Subject Rear (Opposite View)

Additional Subject Photographs
BU-25-114

Subject Rear (Alternate View)

Subject Structural Damage

Additional Subject Photographs
BU-25-114

Subject Structural Damage

Subject Structural Damage

Additional Subject Photographs
BU-25-114

Subject Structural Damage

Subject Structural Damage

Additional Subject Photographs
BU-25-114

Subject Structural Damage

Subject Structural Damage

Additional Subject Photographs
BU-25-114

Subject interior

Subject interior

Additional Subject Photographs
BU-25-114

Subject interior

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Subject interior

Subject interior

Additional Subject Photographs
BU-25-114

Subject interior

Subject interior

Additional Subject Photographs
BU-25-114

Subject interior

Subject Parking Lot

Additional Subject Photographs
BU-25-114

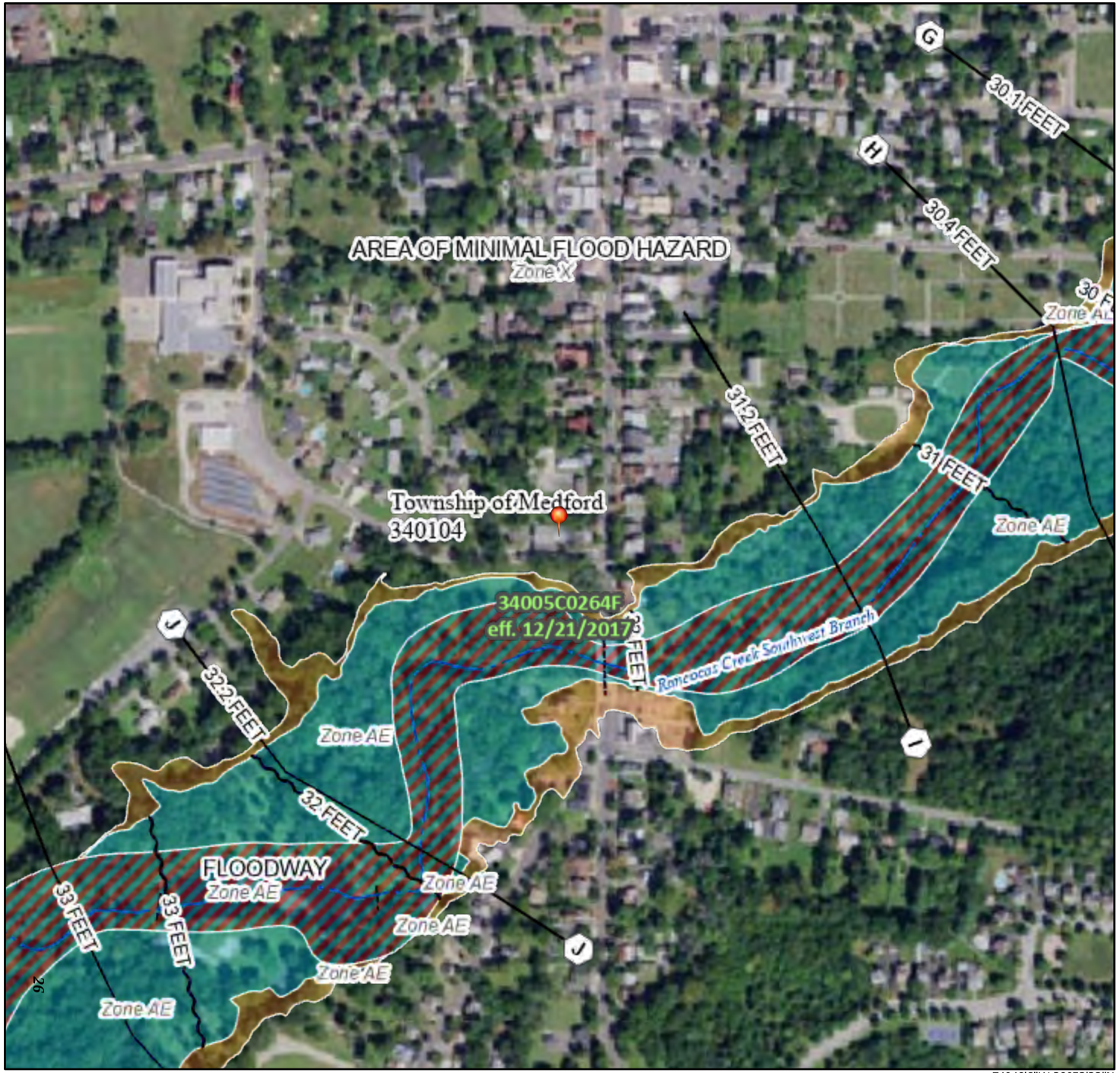
Subject Street View, Eastern View along Allen Avenue

Subject Street View, Western along Allen Avenue

National Flood Hazard Layer FIRMette

FEMA

74°49'45"W 39°54'1"N



74°49'8"W 39°53'33"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/20/2025 at 2:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BU-25-114

Addendum

§ 409. PPE Park/Public/Education. [Ord. No. 1992-1 § 2; Ord. No. 1993-17; Ord. No. 1996-4 § 2; Ord. No. 16 § 17; Ord. No. 1997-17 §§ 2, 3; Ord. No. 1999-25 § 2; Ord. No. 2008-04 § 1]

A. Principal Permitted Uses on the Land and in Buildings.

1. Educational and Recreational Activities, including the operation of public and private elementary school facilities and quasi-public campground activities, as well as municipal buildings, churches, libraries and open space, parks and parkland and municipal infrastructure.

2. Affordable age-restricted and disabled housing north of Union Street between Main Street and Jones Road, in accordance with the standards set forth in Subsection H of this section. A PPE District with a Community Services (CS) Overlay is located west of County Route 541 at Church Road. The CS Overlay accommodates and manages the planned expansion of permitted PPE uses. **[Amended 3-10-2009 by Ord. No. 2009-4]**

3. The PPE with Community Services Overlay (PPE/CS) provides for expansion of uses permitted in the PPE District to increase opportunities to better serve the Medford Township community. This expansion of uses includes the temporary provision of primary shelter in cases of emergency; COAH-approved supportive and special needs housing which may be partnered with specific farming activities for occupational training; and public/private partnerships for recreation uses and parking. Landscaping shall be provided within the front, side and rear yard areas to adequately screen on-site uses from adjacent residential uses and adjoining roadways. Existing vegetative screening and buffering shall be preserved where possible and supplemented to the satisfaction of the reviewing Board in accordance with Ordinance § 516. **[Amended 3-10-2009 by Ord. No. 2009-4]**

B. Accessory Uses Permitted.

1. Usual Recreational Facilities.

2. Off-Street Parking (see § 409.F hereinbelow and § 520).

3. Fences and Walls (see § 513).

4. Public Garages and Storage Buildings.

5. Signs (see § 526). **[Amended 3-5-2013 by Ord. No. 2013-1]**

6. Satellite Dish Antennas (see § 501 for standards).

7. One temporary Construction Trailer not exceeding 750 square feet in area plus one sign not exceeding 50 square feet in area and advertising the names of the prime contractor, architect, subcontractor(s), financing institution and similar information. Any permitted temporary trailer and sign shall be located on the site where construction is taking place and shall be set back at least 10 feet from all street and lot lines. The temporary trailer and sign shall be permitted for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of the last Certificate of Occupancy or two years, whichever is less, provided that up to three one-year extensions may be granted by the Board.

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8. Conference Facilities, as an accessory use to an existing "Quasi-Public Campground Activity" permitted in the PPE District and consisting of at least 500 acres in area, as a Conditional Use under N.J.S.A. 40:55D-67 (see § 602 for standards).

C. Maximum Building Height.

1. No principal building with less than two full stories shall exceed 27 feet and 1 1/2 stories in height and shall be totally covered by a true and complete gable, hip, gambrel or mansard roof, provided, however, that where roof mounted equipment is necessary for the operation of the building, a facade roof treatment exhibiting the appearance of such pitched roofs may be permitted and approved by the Planning Board during site plan review. Regardless of the style of the roof treatment, the elevation of the building shall have a roof height extending above the building wall equivalent to at least 1/3 of the total height of the building, and this measurement of roof height shall not include any eave projecting below the building wall. The minimum pitch of all roofs shall be at least five feet vertical for every 12 feet horizontal.

2. No principal building with two or more stories shall exceed 40 feet and three stories in height.

3. The exceptions to height limits noted in § 604 of this ordinance shall apply, as applicable.

D. Intensity, Area and Yard Requirements.

1. No principal permitted use shall be situated within 50 feet of any lot line. No accessory use shall be situated within 25 feet of any lot line.

2. The maximum lot coverage shall be 60%.

3. Notwithstanding the above, no minimum lot area for a nonresidential use within the Rural Development Area of the PPE District shall be less than that needed to meet the water quality standards of Subsection 521.M.2.b(4) of this ordinance, whether or not the lot may be served by a centralized sewer treatment or collection system. No nonresidential structure shall be located on a parcel of less than one acre in size.

E. General Requirements.

1. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.

2. No merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container. Adequate provisions for recycling shall be provided.

3. All areas not utilized for buildings, parking, loading access aisles and driveway or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.

F. Minimum Off-Street Parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific

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activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individuals computing the parking requirements for each different activity and adding the resulting numbers together.

1. Libraries shall provide parking at the ratio of one space per 300 square feet of gross floor area.

2. Museums shall provide parking at the ratio of one space per 600 square feet of gross floor area.

3. Community pools shall provide adequate parking subject to review and approval at the time of site plan review.

4. Elementary schools shall provide parking at the ratio of two spaces for each classroom, but not less than one space for each teacher and staff; intermediate schools shall provide parking at the ratio of 1.5 spaces for each classroom, but not less than one space for each teacher and staff; and secondary schools shall provide parking at the ratio of 2.5 spaces for each classroom, but not less than two spaces for each teacher and staff.

5. Community centers shall provide a minimum of 20 spaces plus one space per every 250 feet of gross floor area used for office space.

6. Campgrounds shall provide two parking spaces per campsite plus one common parking area at the entrance to the facility or proximate to any recreational use.

7. Parking for all other uses shall be determined at the time of site plan review.

G. (Reserved)[1]

H. Affordable Age-Restricted and Disabled Housing, Development Standards.

1. Affordable age-restricted and disabled housing shall comply with the regulations of the New Jersey Council on Affordable Housing (COAH) and the Uniform Housing Affordability Controls of the New Jersey Housing and Mortgage Finance Agency (HMFA), including, but not limited to, controls on affordability, affirmative marketing, and income eligibility. "Age-restricted housing" shall be defined as housing that meets COAH's definition of "age-restricted housing." "Disabled housing" shall mean housing accessible to a "disabled person," as that phrase is defined by the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

2. Maximum Building Height. No building shall exceed 45 feet in height and 2 1/2 stories, except as permitted in § 604.A of this ordinance.

3. Density, Area and Yard Requirements.

   a. Multi-Family Dwelling Units:

1. Former Subsection G, Signs, was repealed 3-5-2013 by Ord. No. 2013-1.

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Principal Building Minimum		
	Lot area	3 acres
	Lot frontage	200'
	Lot width	200'
	Lot depth	300'
	Side yard (each)	30'
	Front yard	50'
	Rear yard	50'
Principal Building Maximum		
	Building coverage	30%
	Lot coverage	65%
	Density	12 du/ac

4. Minimum Off-Street Parking. One-half space for each dwelling unit, plus one space per employee on site during the largest shift.

5. Open space and recreation age-appropriate outdoor recreation opportunities, including walking and resting areas, shall be provided on the site.

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§ 413. HVC Historic Village Commercial. [Ord. No. 1992-1 § 2; Ord. No. 1993-17; Ord. No. 1999-25 § 8; Ord. No. 2001-29 § 2; Ord. No. 2007-19]

A. Principal Permitted Uses on the Land and in Buildings. **[Amended 12-18-2012 by Ord. No. 2012-14; 7-7-2015 by Ord. No. 2015-9]**

1. Telephone central offices.
2. Clubs or lodges organized for fraternal or social purposes, provided that the chief activity shall not be one which is customarily carried on as a business.
3. General offices and office buildings.
4. Funeral parlors.
5. Offices of doctors, dentists and veterinarians.
6. Child-care centers as conditional uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
7. Residential flats in connection with a business where said dwelling unit is located on the second floor only and only if said floor is limited to the residential use. Such residential flats shall be no less than 750 square feet in floor area for a one-bedroom or 900 square feet for a two- or more bedroom dwelling unit.
8. Quasi-public and recreational buildings as conditional uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
9. Parochial, private or public schools as conditional uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
10. Places of worship as conditional uses under N.J.S.A. 40:55D-67 (see § 602 for standards).
11. Shops and stores for retail sales, including, but not limited to, antiques, books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, pets, tools, sporting goods, periodicals, stationery, tobacco, paint, wearing apparel and other similar goods.
12. Food service establishments, including sit-down restaurants, cocktail lounges, coffee shops, catering service, bakery, pastry, candy, confectionery or ice cream shops. Take-out and delivery shall be permitted.
13. Banks, including drive-in facilities.
14. Personal service shops dealing directly with customers, including, but not limited to, beauty shops, barbershops, tattoo salon, health spa, wellness center, clothes cleaning or pressing (not to include cleaning and dyeing plant), shoe repair, dressmaking, millinery, self-service laundry and other similar uses.
15. General services or repair shops for watches, clocks, jewelry, radios, televisions, home appliances and other similar services.

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16. Taxi or bus stations (excluding terminal).

17. Training facilities, including, but not limited to, cooking classes, instructional wine making, instructional beer making, photography, arts, crafts, sewing, how-to classes, professional certification classes, safety classes, and other similar training activities.

18. The permitted uses in § 413.A.11, A.14, A.15 and A.17 shall be interpreted under the principle of "ejusdem generis" (of the same kind or class).

19. Limited breweries, restricted breweries (brewpubs), nano- and micro-distilleries in accordance with the applicable ABC laws regarding same.

B. Accessory Uses Permitted. **[Amended 7-7-2015 by Ord. No. 2015-9]**

1. Off-street parking (see § 413.F hereinbelow and § 520).

2. Fences and walls (see § 513).

3. Signs (see § 413.G hereinbelow and § 526).

4. Garages and Storage Buildings. In addition, in the case of preexisting nonconforming residential uses, any legally preexisting garages and storage buildings or residential accessory buildings, including sheds, may be maintained or replaced with a structure having the same or smaller length, width and height dimensions, and which maintains the existing, or greater, setbacks from all property lines.

5. Satellite dish antennas (see § 501 for standards).

6. One temporary construction trailer not exceeding 750 square feet in area plus one sign not exceeding 50 square feet in area and advertising the names of the prime contractor, architect, subcontractor(s), financing institution or similar information. Any permitted temporary trailer and sign shall be located on the site where construction is taking place and shall be set back at least 10 feet from all street and lot lines. The temporary trailer and sign shall be permitted for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of the last certificate of occupancy or two years, whichever is less, provided that up to three one-year extensions may be granted by the Board.

7. Wholesale distribution and tastings by limited breweries, restricted breweries (brewpubs), nano- and micro-distilleries in accordance with the applicable ABC laws regarding same.

C. Maximum Building Height.

1. No principal building with less than two full stories shall exceed 27 feet and 1 1/2 stories in height and shall be totally covered by a true and complete gable, hip, gambrel or mansard roof, provided, however, that where roof mounted equipment is necessary for the operation of the building, a facade roof treatment exhibiting the appearance of such pitched roofs may be permitted and approved by the Planning Board during site plan review. Regardless of the style of the roof treatment, the elevation of the building shall have a roof height extending above the building wall equivalent to at least 1/3 of the

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total height of the building, and this measurement of roof height shall not include any eave projecting below the building wall. The minimum pitch of all roofs shall be at least five feet vertical for every 12 feet horizontal.

2. No principal building with two or more stories shall exceed 35 feet and 2 1/2 stories in height and shall be totally covered by a true and complete gable, hip, gambrel or mansard roof, provided, however, that where roof mounted equipment is necessary for the operation of the building, a facade roof treatment exhibiting the appearance of such pitched roofs may be permitted and approved by the Planning Board during site plan review. Regardless of the style of the roof treatment, the elevation of the building shall have a roof height extending above the building wall equivalent to at least one-quarter of the total height of the building, and this measurement of roof height shall not include any eave projecting below the building wall. The minimum pitch of all roofs shall be at least five feet for every 12 feet horizontal.

3. The exceptions to height limits noted in § 604 of this ordinance shall apply, as applicable.

D. Intensity, Area and Yard Requirements.

		Individual Uses
Principal Building Minimum		
	Lot area [3]	10,000 s.f.
	Lot frontage	50'
	Lot width	50'
	Lot depth	150'
	Side yard (each)	10' [1]
	Front yard	— [1]
	Rear yard	40' [1]
Accessory Building Minimum		
	Distance to side line	6'
	Distance to rear line	10'
Maximum		
	Floor Area Ratio	0.60 [2]
	Lot coverage	65% [2]

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Footnotes for Subsection 413.D:

[1] No new construction or use of a vacant lot, including specifically any demolished building, shall have a front yard setback less than the average of existing buildings in the surrounding area, to be determined by the Board when considering the application. At the same time, the side and rear yards will be consistent with the surrounding area, but in no event less than six feet, and further, no side or rear yard will be less than 10 feet where the property line abuts a residential district.

[2] In those instances where two adjacent property owners cooperate to share a common access driveway serving both properties and thereby eliminate an existing driveway access or do not propose a new access point to the roadway, then floor area ratio may be increased to 0.65 and the maximum lot coverage may be increased to 70% for both properties.

[3] No nonresidential use in the HVC District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.

E. General Requirements.

1. Any principal building may contain more than one individual use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximums specified.

2. All buildings or uses of land in the HVC District shall be served by public water and sewer. Renovations or conversions which result in additional units and do not constitute a sewer extension under applicable Department of Environmental Protection regulations may use any original sewer connection upon payment of such additional connection fees as are necessary to equal the number of additional units.

3. All buildings on a single commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.

4. Unless otherwise specifically approved by the Board, no merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container.

5. All areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition.

6. No building or structure shall be erected, reconstructed, demolished, altered or restored, and no use shall be made of any land in the HVC District until approval has been granted in accordance with the provisions of § 806 of this ordinance.

7. Although no specific buffer areas are required, where a property line is common with a residential district or use, design elements such as privacy hedges, fences, low profile walls, trellises and other similar features should be considered and included in development plans.

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F. Minimum Off-Street Parking. Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together. In the event that insufficient land area exists on-site for 100% of the required off-street parking spaces a contribution to the Village Parking Trust Account may be acceptable pursuant to § 520.

1. Retail and service activities, including banks, shall provide parking at the ratio of one space per 200 square feet of gross floor area. Additionally, drive-in banks shall provide room for at least eight automobiles per drive-in window for queuing purposes.

2. Medical/dental offices shall provide parking at the ratio of one space per 150 square feet of gross floor area.

3. General and non-medical/dental professional offices and funeral parlors shall provide parking at the ratio of one space per 250 square feet of gross floor area.

4. Restaurants and taverns shall provide a minimum of one space for every three seats, but in all cases a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.

5. See § 520 for additional standards.

G. (Reserved)[1]

1. **Former Subsection G, Signs, was repealed 3-5-2013 by Ord. No. 2013-1.**

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DEED—CORPORATION (81) Binnickson Chew & Sons Co., Printers of New Jersey Legal Blanks, Camden, N. J. 08101

This Indenture,

MADE THE 14th day of June in the year of our Lord one thousand nine hundred and sixty-eight,

Between ELOG DEVELOPMENT CORPORATION, a corporation under and by virtue of the laws of the State of New Jersey, and EDWARD P. GOEHRING, JR. and EDWARD L. GRIFFITH, partners trading as G & G ELECTRONICS, ~~party~~ and Eleanor M. Griffith and Olga M. Goehring, their wives, party

of the first part, and

TOWNSHIP OF MEDFORD, a municipal corporation of Burlington County, New Jersey, Main Street, Medford, New Jersey, party

of the second part;

Witnesseth, That the said party of the first part, for and in consideration of the sum of SIXTEEN THOUSAND DOLLARS,

lawful money of the United States of America,

well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, its successors and assigns, ALL THAT CERTAIN tract of land lying and being in the Township of Medford, County of Burlington and State of New Jersey, being more particularly described as follows:

TRACT NO.1: BEGINNING at a point of intersection of the Northerly line of Stokes Avenue with the Westerly curb line of South Main Street thence (1) along the Northerly line of Stokes Avenue North 78 degrees 20 minutes 40 seconds West 298.55 feet to a monument, an old established corner between Lots 35 shown on Sub-division Plan, Section 1, Medford Development Company, October, 1948, and lands formerly of Gick and Bingemann; thence (2) along lands of Gick and Bingemann, South 80 degrees 16 minutes 40 seconds East 298.72 feet to a point in the Westerly curb line of South Main Street; thence (3) along the Westerly curb line of South Main Street South 11 degrees 46 minutes West 10.08 feet to the

BOOK 1678 PAGE 863

Unofficial Document

place of beginning.

TRACT NO. 2: ALL THAT CERTAIN hereinafter described lot of land situated on the West side of South Main Street in Medford, Medford Township, in the County of Burlington and State of New Jersey, and is a part of that land which William Cooper and Mary Cooper, Executors of the last Will and Testament of Charles Cooper, deceased, conveyed to the said Hannah L. Braddock by Deed dated the twenty-fifth day of November, 1902, recorded in Book 369 of Deeds, page 462, in the Office of the Clerk of Burlington County, and by survey thereof based on the true meridian the said lot hereby conveyed is bounded and described as follows:

BEGINNING at a point in the curb line on the West side of South Main Street corner to the said Hannah L. Braddock's other land, by which it runs (1) North 89 degrees 34 minutes West 295 feet to a stone in the line of land which the said Hannah L. Braddock conveyed to Clifford R. Jennings, along which it runs (2) South 3 degrees 42 minutes West 55.6 feet to a stone; thence continuing on the same course a further distance of 5 feet; making in all 60.6 feet to a point corner to the said Jennings' land, by which it still runs (3) North 88 degrees 25 minutes East 298.65 feet to a point in the said curb line corner to the same, thence along the said curb line (4) North 26 minutes East 50 feet to the place of beginning.

CONTAINING three hundred and seventy-six one-thousandths of an acre of land be the same more or less.

BEING the same premises that became vested in Elog Development Corporation, a New Jersey corporation, as to Tract No. 1, by Deed from Medford Development Company, a New Jersey corporation, dated June 17, 1965, recorded July 7,1965, in the Office of the Clerk of Burlington County in Book 1592 of Deeds, page 449; Tract No. 2 being the same premises which became vested in Edward P. Goehring, Jr. and Edward L. Griffith, partners trading as G & G Electronics, by Deed from Joseph H. Gick, Karl G.J.Bingemann, Henry F. Bingemann and Ernest G. Bingemann, partners trading as Gick and Bingemann, dated February 12, 1962, recorded Febauary 19, 1962, in the aforesaid Office in Book 1498 of Deeds, page 47.

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Together *with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof;* **And also** *all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances:*

To have and to hold *the said premises above described, with all and singular the hereditaments and appurtenances, unto the said party of the second part,* its successors *and assigns, to the only proper use, benefit and behoof of the said party of the second part* its and their successors *and assigns forever.*

COUNTY OF BURLINGTON
CONSIDERATION 16.00 00
REALTY TRANSFER FEE exempt
DATE 9/8/64 BY [illegible]

And *the said party of the first part for* themselves, their successors and assigns, *do by these presents covenant, grant and agree, to and with the said party of the second part,* its successors *and assigns, that* they *the said party of the first part, and* their successors and assigns *all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part,* its successors *and assigns, against* them *the said party of the first part, and* their successors and assigns *and against all and every* other *person or persons whomsoever lawfully claiming or to claim the same, or any part thereof,* by, from, through or under it, them or any of them, *shall and will* subject as aforesaid *warrant and forever defend.*

In Witness Whereof, *the said party of the first part to these presents hath hereunto* set its corporate seal and caused these presents to be signed by its proper officers, set their hands and seals *dated the day and year first above written.*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

ELOG DEVELOPMENT CORPORATION
BY: Edward P. Goehring President
ATTEST: Mary E. Griffith Secretary

Olga M. Goehring (SEAL)
OLGA M. GOEHRING

Eleanor M. Griffith (SEAL)
ELEANOR M. GRIFFITH

Edward P. Goehring Jr. (SEAL)
EDWARD P. GOEHRING, JR., partner

Edward L. Griffith (SEAL)
EDWARD L. GRIFFITH, partner trading as G & G Electronics

BOOK 1678 PAGE 865

Unofficial Document

BOOK 1678 PAGE 863

STATE OF NEW JERSEY }
BURLINGTON COUNTY, } ss.

Be it Remembered, that on this Fourteenth day of June in the year of our Lord one thousand nine hundred and sixty-eight, before me the undersigned authority, personally appeared she Mary E. Griffith who being by me duly sworn on his oath saith, that he is the Secretary of ELOG DEVELOPMENT CORPORATION, the grantor within named, and that Edward L. Griffith is the — President; that deponent knows the common or corporate seal of said grantor and that the seal annexed to the within Deed or Conveyance is such common or corporate seal; that the said Deed or Conveyance was signed by the said President and the seal of said grantor affixed thereto in the presence of deponent; that said Deed or Conveyance was signed, sealed and delivered as and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said grantor; and at the execution thereof this deponent subscribed his name thereto as witness. Deponent further stated that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed as such consideration is defined in P.L. 1968, C 49, Sec. 1(c), is $16,000.00.

Sworn and Subscribed the day and year aforesaid.

William F. Voecks
NOTARY

Mary E. Griffith
Sec.

WILLIAM F. VOECKS
NOTARY PUBLIC, State of New Jersey, Burlington County
My Commission Expires October 18, 1969

STATE OF NEW JERSEY

RECORDED

SEP 5 10 34 AM '68

BURLINGTON COUNTY
COUNTY CLERK

DEED—CORPORATION (31) 2-17-64

6963 DEED

ELOG DEVELOPMENT CORPORATION, and EDWARD P. GOEHRING, JR. and EDWARD L. GRIFFITH, partners t/a G & G ELECTRONICS

to

TOWNSHIP OF MEDFORD

Dated 1968

Received in the Clerk's Office of the County of Burl. on the 5 day of Sept. A.D. 1968 at 10:34 o'clock in the fore noon, and recorded in Book 1678 of DEEDS for said County, on pages 863

CHARLES H. ELDRIDGE, CLERK

Powell & Davis
107 High St Mt Holly NJ

Law Offices
Sloky's Road
Medford, N. J.
08055

ROSS, GLADDEN & BAXERLEY

Rd

10

STATE OF NEW JERSEY }
COUNTY OF BURLINGTON } ss.

Be it Remembered, That on this Fourteenth day of June in the year of our Lord one thousand nine hundred and sixty-eight, before me, the undersigned authority, personally appeared EDWARD P. GOEHRING, JR. and EDWARD L. GRIFFITH, trading as G & G Electronics, partners who, I am satisfied are the grantor mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

NOTARY PUBLIC

WILLIAM F. VOECKS
NOTARY PUBLIC, State of New Jersey, Burlington County
My Commission Expires October 18, 1969

Official Document

RECORDING INFORMATION SHEET

Address: 44 RANCOCAS RD, MT. HOLLY, NJ 08060

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JOANNE SCHWARTZ
BURLINGTON COUNTY

RECEIPT NUMBER
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INSTRUMENT NUMBER
5951532

BOOK: OR13763
PAGE: 8590

Document Charge Type	DEED - FULL EXEMPTION

Return Address *(for recorded documents)*
PRIME TUVEL & MICELI
14000 HORIZON WAY, SUITE 325
MOUNT LAUREL NJ 08054

No. Of Pages *(Excluding Recording Information and/or Summary Sheet)*	9
Consideration Amount	$0.00
Recording Fee	$125.00
Realty Transfer Fee	$0.00
Total Amount Paid	$125.00
Municipality	MEDFORD TWP
Parcel Information	**Block:** 1705 **Lot:** 6
First Party Name	MEDFORD TWP
Second Party Name	MEDFORD TWP

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BU-25-114 *Addendum*

Burlington County Document Summary Sheet

BURLINGTON COUNTY CLERK

50 RANCOCAS RD

MOUNT HOLLY NJ 08060 1317

Transaction Identification Number	7618380 9344959

Recorded Document to be Returned by Submitter to:

SARA R WERNER

14000 HORIZON WAY, SUITE 325

MOUNT LAUREL, NJ 08054

Official Use Only

Submission Date *(mm/dd/yyyy)*	04/15/2025
No. of Pages *(excluding Summary Sheet)*	9
Recording Fee *(excluding transfer tax)*	$125.00
Realty Transfer Tax	$0.00
Total Amount	$125.00
Document Type	DEED-NO CONSIDERATION
Electronic Recordation Level	L2 - Level 2 (With Images)
Municipal Codes	
MEDFORD TWP	21

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Burlington County Document Summary Sheet

DEED-NO CONSIDERATION	**Type**	DEED-NO CONSIDERATION			
	Consideration	$0.00			
	Submitted By	PRIME TUVEL & MICELI			
	Document Date	03/18/2025			
	Reference Info				
	Book ID	**Book**	**Beginning Page**	**Instrument No.**	**Recorded/File Date**

	GRANTOR	**Name**	**Address**
		TOWNSHIP OF MEDFORD	49 UNION STREET, MEDFORD, NJ 08055
	GRANTEE	**Name**	**Address**
		TOWNSHIP OF MEDFORD	49 UNION STREET, MEDFORD, NJ 08055

	Parcel Info					
	Property Type	**Tax Dist.**	**Block**	**Lot**	**Qualifier**	**Municipality**
	PUBLIC PROPERTY	21	1705	7.01 (CONSOLIDATE LOTS 6 & 7)		21

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Prepared by: Timothy M. Prime, Esq.
Prime Tuvel & Miceli

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION is made this 18 day of March, 2025, by and between:

GRANTOR: TOWNSHIP OF MEDFORD, a municipal corporation of the State of New Jersey, having a mailing address of 49 Union Street, Medford, New Jersey 08055 (in this Deed called the GRANTOR); and

GRANTEE: TOWNSHIP OF MEDFORD, a municipal corporation of the State of New Jersey, having a mailing address of 49 Union Street, Medford, New Jersey 08055 (in this Deed called the GRANTEE).

SALE: The GRANTOR does hereby sell, transfer, grant and convey ownership of the property to the GRANTEE. This sale is made for the consideration of ONE DOLLAR AND ZERO CENTS ($1.00). By signing this Deed of Consolidation, GRANTOR agrees that GRANTEE has received this money.

PROPERTY: ALL THAT CERTAIN lands and premises located in the Township of Medford, County of Burlington, State of New Jersey, as hereinafter described. The property sold includes the land, any buildings or structures on the land, and all of the GRANTOR'S rights in the land and buildings or structures located thereon.

A LEGAL DESCRIPTION OF THE PROPERTY IS ATTACHED HERETO AND MARKED AS "EXHIBIT A."

UNDER AND SUBJECT TO all easements, reservations, restrictions, and conditions, if any, contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property which have not expired by a time limitation contained therein or have otherwise not been terminated or rendered ineffective.

BEING KNOWN and designated as **Block 1705, Lot 6 and Block 1705, Lot 7** on the Official Tax Map of the Township of Medford, and which shall hereinafter be known as **Block 1705, Lot 7.01**.

RECITAL: BEING THE SAME lands and premises, title to which became vested in GRANTOR by Deed from Elog Development Corporation, a corporation of the State of New Jersey, and Edward P. Goehring, Jr. and Edward L. Griffith, partners trading as G & G Electronics and Eleanor M. Griffith and Olga M. Goehring, their wives dated June 14, 1968, and recorded in the office of the Clerk of the County of Burlington on September 5, 1968, in Book 1678, Page 863.

IT IS THE INTENT OF THIS DEED OF CONSOLIDATION TO CONSOLIDATE THE ABOVE-DESCRIBED LANDS AS A SINGLE PARCEL, TO BE CONSOLIDATED AND

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KNOWN HEREAFTER AS **BLOCK 1705, LOT 7.01** ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MEDFORD.

PROMISES BY GRANTOR: By signing this Deed of Consolidation, GRANTOR promises (covenants) that GRANTOR has done no act to encumber the property described above. This promise is a "covenant as to grantor's acts" as defined in N.J.S.A. 46: 4-6. GRANTOR promises that GRANTOR has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage on the property or allowing a judgment to be entered against GRANTOR).

MORE THAN ONE GRANTOR OR GRANTEE: If more than one GRANTOR or more than one GRANTEE is mentioned in this Deed of Consolidation, then the words "GRANTOR" and "GRANTEE" shall mean all of the GRANTORS and GRANTEES mentioned above.

SIGNATURES: The GRANTOR has signed this Deed of Consolidation as of the date first above written.

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[SIGNATURES ARE CONTAINED ON THE FOLLOWING PAGE.]

WITNESS

By: _____
Name: Tara Wicker
Title: Township Clerk

TOWNSHIP OF MEDFORD

By: _____
Name: Erik Rebstock
Title: Mayor

STATE OF NEW JERSEY :
: SS.
COUNTY OF BURLINGTON :

I CERTIFY that on this 18 day of March, 2025, **Erik Rebstock** personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) was the maker of this deed;
(b) was authorized to and did make this deed as MAYOR of the TOWNSHIP OF MEDFORD, the municipal corporation of the State of New Jersey named in this deed;
(c) was authorized to and did execute this deed as the legal act of the entity;
(d) made this deed for $1.00 as the actual consideration (amount of money) paid for the transfer of title.

_____
Notary Public

JESSICA A BOLEN
Notary Public, State of New Jersey
My Commission Expires 07/26/2026

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Exhibit A
(Lot Consolidation Legal Description)

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Christopher J. Noll, PE, CME, PP
President & CEO
William H. Kirchner, PE, CME, N·2
Vice President
Rakesh R. Darji, PE, PP, CME, CFM
Vice President· Treasurer
Benjamin R. Weller, PE, CME, CPWM, S 3, C·3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Joseph P. Orsino, Jr. CET, Vice President
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

DESCRIPTION OF PROPERTY
LOT CONSOLIDATION, PROPOSED NEW LOT 7.01
Block 1705, Lots 6 and 7
Township of Medford, Burlington County, NJ

August 23, 2024
ERI Project 25000_00

Proposed new Lot 7.01
Medford Township
Burlington County, New Jersey

ALL THAT CERTAIN tract or parcel of land being Block 1705 Lots 6 and 7 to be consolidated into Proposed New Lot 7.01, lands now or formerly of the Township of Medford, in the Township of Medford, the County of Burlington, State of New Jersey, bounded and described as follows:

BEGINNING at a point on the westerly line of South Main Street (66' wide Right of Way), County Rt. 541, at its intersection with the northerly corner of Allen Avenue (50' wide), said point being the proposed southeasterly corner of Block 1705, New Lot 7.01, lands now or formerly of The Township of Medford, said point being 13.2 feet from the existing face of curb, being marked by a P.K. nail set and having New Jersey State Plane Coordinates (NAD 83) of Northing 387,299.99 and Easting 401,315.38, and from said point of beginning, running thence-

1) N89°22'41"W, 285.26 feet, along the northerly line of Allen Avenue (50' wide), to a concrete monument found, said point being the southeasterly corner of Block 1705, Lot 1, lands now or formerly David M. Jr. and Elizabeth T. Sullivan, thence-

2) N03°58'19"E, 60.60 feet, along the easterly line of said Block 1705, Lot 1, to a point, said point being the southwesterly corner of Block 1705, Lot 8, lands now or formerly of Chabad in Medford, INC., thence-

3) S89°17'41"E, along the southerly line of said Block 1705, Lot 8, passing over a capped rebar found at 1.64 feet and a total distance of 281.81 feet, to a capped rebar found on the aforementioned westerly line of South Main Street, thence-

4) S00°42'19"W, 60.09 feet, along the westerly line of South Main Street to a P.K. nail set, said point being the point and place of BEGINNING.

Containing an area of 17,097 Sq. Ft. or 0.392 Acres of land, more or less.

Subject to the findings of a title search.

The above is intended to describe all that portion of land shown as "Proposed New Lot 7.01" , on a plan entitled "Lot Consolidation, Medford Library, 39 Allen Avenue, Tax Block 1705, Lots 6 and 7, Township of Medford, Burlington County, New Jersey", prepared by Environmental Resolutions, Inc. dated 08/23/2024.

Prepared by:

John Dura

John M. Dura, NJ P.L.S. License #GS28525

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Exhibit B
(Lot Consolidation Plan)

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REQUEST FOR PROPOSALS

For

DESIGNATED REDEVELOPER FOR FORMER MEDFORD TOWNSHIP LIBRARY SITE, 39 ALLEN AVENUE, BLOCK 1705, LOT 7.01

In the

TOWNSHIP OF MEDFORD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

Issued by:

TOWNSHIP OF MEDFORD
49 UNION STREET
MEDFORD, NEW JERSEY 08055

Issue Date: March 9, 2025

Proposal Due Date: Tuesday, May 13, 2025 at 10:00 A.M.

TABLE OF CONTENTS

1. Seeking Proposals for Redevelopment Opportunity 1
2. The Township 2
3. Property Acquisition 3
4. Documents Regarding the Redevelopment Area 3
5. Goals of RFP 4
6. RFP Submission Requirements 5
7. RFP Selection Process 6
8. Legal Disclaimers 8

Exhibit A A-1
Exhibit B B-1
Exhibit C C-1
Exhibit D D-1
Exhibit E E-1
Exhibit F F-1
Exhibit G G-1

1. Seeking Proposals for Redevelopment Opportunity

The Township of Medford (hereafter, the "Township") is soliciting qualified developers or development teams ("Respondents") to respond to this Request for Proposals ("RFP") for designation as redeveloper for the property having a street address of 39 Allen Avenue, Medford, New Jersey 08055, and designated as Block 1705, Lot 7.01 on the official Township Tax Map (the "Property").

By way of Resolution No. 148-2024, adopted on August 20, 2024, Township Council designated the Property as an Area In Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL" or "Redevelopment Law"). The designation of the Property as an Area In Need of Redevelopment was approved by the State of New Jersey, Department of Community Affairs on September 24, 2024.

Until recently, the Property was used as the Medford/Pinelands Branch of the Burlington County Library. With the opening of Medford's new Branch Library and Town Hall/Municipal offices at 49 Union Street in the spring of 2021, the Township has determined it appropriate to seek redevelopment of the former library building and property.

With the proposed redevelopment, the Township continues its efforts with respect to revitalizing the Main Street Historic Village Commercial corridor. The Township is seeking Qualifications Statements and Development Proposals from Redevelopers that will build on the Township's recent revitalization successes, in a manner that effectuates the Township's Master Plan goals and is in the best interests of the Township.

The Property is comprised of an existing building on one consolidated lot, Lot 7.01 (formerly Lots 6 and 7), with an area of approximately 17,097 square feet, 0.392 acre, and is bound at the corner by South Main Street to the east and Allen Avenue to the south.

The Property is bordered by residential uses to the west, which front on Haines Avenue. To the east along the opposite side of Main Street are existing residences and the Eye Care Physicians & Surgeons of New Jersey. To the south is Tomlinson Park and the southwest Branch of the Rancocas Creek.

Because the Property was previously used as the Township's public library, the site is currently within the Park/Public/Education (PPE) Zoning District which permits civic and public uses, such as educational and recreational activities, municipal buildings, churches, libraries, open space, and parks.

The adjacent Main Street commercial corridor is zoned Historic Village Commercial (HVC). The HVC Zone permits a variety of commercial uses, such as shops for retail sales, restaurants, limited breweries, offices and other related establishments. In 2013, the HVC Zoning District along Main Street was designated as a Rehabilitation Area under the LRHL, N.J.S.A. 40A: 12A-1 et. seq. As the former library site is located in the PPE Zone, it was not within this previously designated Rehabilitation Area.

Township Council intends to draft a Redevelopment Plan for the site to establish the conditions for revitalization of the property. This Redevelopment Plan will include standards for modified zoning, permitted uses, bulk standards, as well as design standards, depending on the responses to this RFP. A Redevelopment Plan, and any subsequent Redevelopment Agreement may, at the discretion of the Governing Body, also include provisions for a Five Year tax exemption and abatement, as permitted by the New Jersey Five Year Exemption and Abatement Law, N.J.S.A. 40A:21-1 et. seq. to incentivize reinvestment in the area.

The Township envisions receiving proposals that will advance the recent revitalization within the downtown to make the Village an attractive destination for local residents and for visitors from the region. As the former Pinelands Library was a steady generator of patrons for merchants along Main Street and Tomlinson Mill Park, the Township desires a project that will restore the usefulness of the building or parcel, provide goods or services to the public, and will benefit other businesses within the vicinity through attracting customers who will patronize the new business and existing businesses.

Respondents should demonstrate a background of successful past experience with redevelopment of the type desired by the Township in response to this RFP. However, the Township acknowledges that the site is small in area and the existing building may need to be demolished or upgraded; the Township encourages any proposal, large or small, that meets the goals and objectives of this RFP and the Property's redevelopment.

The property is being sold "AS IS." The Township makes no guarantees or warranty as to the condition of the building or equipment affixed to the property. The building is serviced by public water and public sewer, gas and electric.

All redevelopment of the property will need to comply with the Pinelands Comprehensive Management Plan pertaining to stormwater management, as well as with the Township Code's development standards made applicable to the project through the Redevelopment Plan.

The Township reserves the right, if it is deemed to be in the public interest, to enter directly into negotiations with one or more Respondents in order to advance the redevelopment process.

2. The Township

Medford Township is located in the Burlington County and is bordered by multiple municipalities. To the north are the Township of Mount Laurel and the Township of Lumberton. The Township of Southampton and the Township of Tabernacle are located to the east. To the south are the Township of Shamong and the Township of Waterford, and the Township of Evesham is located to the west. The Borough of Medford Lakes is located in the eastern portion of the Township and is surrounded by the Township.

The 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 southern portion of the Township, including the former Pinelands Library property, is located within the jurisdiction of the New Jersey Pinelands Commission, with Route 70 being the northern boundary of the Pinelands.

The Township is home to about 25,000 residents and has very active community groups with community sponsored events nearly year round. The Township has an excellent school system and a very large youth sports program run by the Medford Youth Athletic Association. The Township also owns several parks, including one of the largest off-leash dog parks in New Jersey within walking distance of the Property. Four primary business districts are located within the Township: Historic Medford Village, where the property is situated; the Route 70 Highway commercial district; the Stokes Road business corridor; and the Taunton Road business corridor. In addition to community wide events such as October Fest, the Apple Festival, Arts Walk, 4th of July Fireworks, Halloween Parade and Dickens Festival, the Township also hosts Third Thursday Food Trucks Nights along Main Street from March through December.

3. Property Acquisition

The Township reserves the right to obtain a qualified appraisal or appraisals to establish the value of the Property, depending on the responses to this RFP. The successful Respondent will be responsible to purchase the Property pursuant to the Local Lands and Building Law at N.J.S.A. 40A:12-13(c), permitting a sale of municipal property to a private developer by a municipality when acting in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. The Township will negotiate the terms of said sale with the successful Respondent. The sale of the Property will be "as is/where is"; however, the Township will guarantee that the title to the Property will be good and marketable, and insurable at regular rates.

4. Documents Regarding the Redevelopment Area

The following documents are available for review by all Respondents:

1. Township Council Resolution No. 67A-2024, adopted on June 5, 2024, entitled "Authorizing and Directing the Medford Township Planning Board to Conduct a Preliminary Investigation of 39 Allen Avenue, Block 1705, Lots 6 & 7 (the 'Municipal Property') for the Potential Designation as an Area in Need of Redevelopment";

2. Township Planning Board Resolution No. 15-2024, adopted on July 24, 2024, entitled "Reviewing Investigation of 39 Allen Avenue, Block 1705, Lots 6 and 7, Determining that Said Area Qualifies as a Non-Condemnation Redevelopment Area and Recommending to the Medford Township Council that said Area be Designated as a Non-Condemnation Redevelopment Area";

3. Township Council Resolution No. 148-2024, adopted on August 24, 2024, entitled "Designating Former Township Library Property at 39 Allen Avenue, Block 1705, Lots 6 and 7, as a Non-Condemnation Redevelopment Area and Authorizing Preparation of a Redevelopment Plan for the Property";

4. Report entitled "Preliminary Investigation, Non-Condemnation Area in Need of Redevelopment, Block 1705, Lots 6 & 7, Medford Township, New Jersey," prepared by Taylor Design Group, Inc., Medford Township Planner, dated July 1, 2024.

Respondents who desire to access the foregoing documents may contact the Township Clerk, Tara Wicker, RMC, by phone at (609) 654-2608, ext. 334, or by e-mail to twicker@medfordtownship.com.

5. Goals of RFP

Medford Township is interested in partnering with a redeveloper to create a Redevelopment Plan for the Redevelopment Area. The Township is, therefore, seeking initial concept plans for the Redevelopment Area from interested redevelopers along with experiential information on such redevelopers in order to find the best match for the site that also aligns with the visions and needs of the Township. Responses to this RFP should give the Township sufficient detail in order to select a partner for developing and implementing a Redevelopment Plan for the former Library Property.

The successful Respondent will be formally designated as the redeveloper of the Redevelopment Area and will work with the Township to provide input and specifications for a Redevelopment Plan for the Redevelopment Area based upon a mutually agreed upon concept plan for the site. The Township Planner will draft a Redevelopment Plan with input from the redeveloper and the Medford Township Council redevelopment subcommittee. Once drafted, the Redevelopment Plan must be adopted by ordinance by the Medford Township Council as the designated redevelopment agency and reviewed for consistency with the Township Master Plan by the Township Planning Board. Once adopted, the Redevelopment Plan will become the succeeding zoning for the site.

Once the Redevelopment Plan is adopted, the designated Redeveloper must enter into a Redevelopment Agreement with the Township, including an Agreement of Sale for the Property.

The successful Respondent will be responsible for completing the necessary engineering studies and design in order to obtain site plan approval for the redevelopment of the former Library Property. All plans and design work shall be prepared by licensed architects, engineers, and other appropriate professionals. The redevelopment of the former Library Property will require site plan approval from the Medford Township Planning Board, the Burlington County Planning Board (because of its frontage on South Main Street, Burlington County Route 541), and any other Township, County, State, or Federal agencies having jurisdiction prior to construction, as well as a Consistent Certificate of Filing from the New Jersey Pinelands Commission.

The successful Respondent shall be responsible for all capital improvements and infrastructure improvements required for the redevelopment of the former library Property, unless otherwise negotiated with the Township or other entity having jurisdiction.

Respondents interested in inspecting the interior condition of the building may schedule an appointment with the Township Manager, Daniel Hornickel, at

dhornickel@medfordtownship.com. Any such inspection must take place not later than one week prior to the due date indicated within this RFP.

6. RFP Submission Requirements

General Requirements

Respondents should submit six (6) hard copies and one (1) electronic copy on a USB Drive, of their proposal/ response to this RFP. Proposals should be submitted on 8.5 x 11 sized paper and should not exceed ten (10) pages (excluding Exhibits A through G hereto, which completed Exhibits must be included with a submission). Planning diagrams may be submitted on 11 x 17 paper.

Proposals should be sent in a sealed envelope which bears the name of the Respondent, is addressed to the Township Clerk, and is clearly marked "Township of Medford – Former Library Property Redevelopment RFP."

Proposals should be sent to:

Tara Wicker, RMC
Clerk, Township of Medford
49 Union Street
Medford, New Jersey 08055

Submissions must be received by Tuesday, May 13, 2025 at 10:00 A.M.

Any questions must be submitted in writing via e-mail to the Township Clerk, Tara Wicker, RMC, at twicker@medfordtownship.com no later than May 6, 2025. Telephone inquiries will not be accepted.

Specific Requirements

A. Development Team

Respondents should identify their development team (the "Development Team").

For key Development Team members, identify the following:

- General experience with details including years of operation, number of projects, range of architectural project sizes and budgets, awards, prizes, citations, etc.;

- Name, address, telephone number, fax number and e-mail address of each principal, and such team member's resume, including roles or titles within the Development Team; and

- Name, address, telephone number, fax number and e-mail address of the Development Team Members authorized to act on behalf of the Respondent.

B. Qualifications and Experience

Respondents must clearly demonstrate qualifications in completing the type of development contemplated in the Respondents' proposal and prior experience and success with such projects. The Respondent shall identify other development or redevelopment projects it has implemented or managed to include a description of the project, address and year of completion.

C. Development Approach

Respondents are required to submit the following:

- *Concept Plan*: Respondents must provide a concept site plan and sketch architectural rendering graphically showing the proposed use and Respondents proposal for the site.

- *Project Narrative/ Development Approach*: Respondents must provide a narrative that describes the Respondent's overall vision and use for the site.

- *Project Phasing Plan*: Respondents must outline their implementation strategy, including a description of any phasing plan for the overall project.

D. Financial Feasibility

Respondents should provide a brief, preliminary project financial framework plan for the redevelopment proposal. Sufficient preliminary information should be provided for the Township to determine the proposed project's financial underpinnings and ability to be self-sustaining. Respondents should identify whether they intend to self-fund or borrow for the project, or an anticipated ratio of self-funding to borrowing.

7. RFP Selection Process

The Township will evaluate RFP responses based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment goals described herein, the strength of the development approach, innovation of the proposal, the Respondent's comparable past experience and capacity to successfully complete the proposed project.

The Township will evaluate proposals based on the following key criteria:

- The Respondent's overall vision for redevelopment of the Property and the Redevelopment Area;

- The overall design of the proposal and the proposal's relationship with the physical and architectural character of the surrounding neighborhood and existing streetscape;

- The public benefits associated with the proposal;
- The Respondent's overall qualifications and experience in overseeing the design, financing, and development of projects of similar scale and magnitude;
- The Respondent's experience in meeting established schedules on similar projects;
- The Respondent's capacity to secure adequate financing to finance the proposal; and
- The Respondent's proposed strategy for implementing the proposal.

The Township reserves the following rights:

- To abandon the RFP process, including the right to not award any contract related to this RFP, for any reason or no reason;
- To accept the proposal(s) that, in the Township's sole judgment, best represents the Township's vision for redevelopment of the Redevelopment Area and best serves the interests of the Township;
- To adopt a Redevelopment Plan that best suits the redevelopment of the Redevelopment Area;
- To waive any condition, requirement or formality that would otherwise have constituted nonconformance with the provisions of this RFP;
- To reject any or all proposals;
- To reject incomplete or nonresponsive proposals;
- To change or alter the terms and/or schedule of this RFP;
- To request additional information and undertake actions necessary to clarify or verify information provided by any Respondent;
- To interview and/ or negotiate with any or all Respondents; and
- To negotiate the terms of the requisite Redevelopment Agreement with any Respondent.

Upon the designation by Township Council of a Respondent as to serve as Redeveloper of the Property, the Redeveloper shall enter into an Escrow Agreement to post an initial escrow in the amount of $10,000 against which the Township may charge for the costs of drafting the Redevelopment Plan and Redevelopment Agreement.

8. Legal Disclaimers

A. The award of any contracts from the Township under this RFP is subject to approval by the Medford Township Council.

B. Respondents are responsible for ensuring that responses to this RFP are compliant with all applicable Federal, State, and local laws, regulations, and ordinances.

C. Respondents acknowledge that the preparation and submission of responses is at their own risk and expense, and in no event may they seek reimbursement or contribution from the Township.

D. This RFP is a solicitation of qualifications only and does not represent an offer, obligation, or agreement, whatsoever on the part of the Township.

E. Selection of a Respondent's proposal shall not create any rights on the Respondent's part whatsoever until the execution by such Respondent and the Township of the requisite Redevelopment Agreement.

F. In an effort to foster the timely redevelopment of the Redevelopment Area, each Respondent acknowledges that by submitting a response to this RFP, such Respondent waives its right to file or maintain, through itself or any other party with which it is affiliated, any action or proceeding challenging the Township's determinations made pursuant to this RFP.

[End of Specifications.]

Exhibit A

AFFIRMATIVE ACTION CERTIFICATION

This form is a summary of the successful Respondent's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful Respondent shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence: (a) a photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter); or (b) a photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4; or (c) a photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful Respondent may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful Respondent(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the Respondent copy is retained by the Respondent.

The undersigned Respondent certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 and agrees to furnish the required forms of evidence.

The undersigned Respondent further understands that his/her RFP shall be rejected as non-responsive if said Respondent fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

_____

COMPANY/RESPONDENT'S NAME (PRINT)

_____

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit B

EQUAL EMPLOYMENT OPPORTUNITY
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27
GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of any contract awarded in response to the RFP, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such Applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and Applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified Applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and Applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. l7:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin,

ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval;
- Certificate of Employee Information Report; or
- Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

_____
COMPANY/RESPONDENT'S NAME (PRINT)

_____
AUTHORIZED SIGNATURE
Name (print): _____
Title: _____
Date: _____

Exhibit C

AMERICANS WITH DISABILITIES ACT
Equal Opportunity for Individuals with Disabilities

The Respondent and the Township of Medford do hereby agree that the provision of Title II of the Americans with Disabilities Act of 1990 (the "ADA") (42 U.S.C. Section 12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereunto, are made a part of this contract. In providing any aid, benefit or service on behalf of the Township pursuant to this contract, the Contractor agrees that the performance shall be in strict compliance with the ADA. In the event that the Contractor, its agents, servants, employees or subcontractors violate or are alleged to have violated the ADA during the performance of this contract, the Contractor shall defend the Township in any action or administrative proceeding commenced pursuant to this ADA. The Contractor shall indemnify, protect and save harmless the Township, its agents, servants and employees from and against any and all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The Contractor shall, at its own expense, appear, defend and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the Township grievance procedure, the Contractor agrees to abide by any decision of the Township which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the Township or if the Township incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the Contractor shall satisfy and discharge the same at its own expense.

The Township shall, as soon as practicable after a claim has been made against it, give written notice thereof to the Contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the Township or any of its agents, servants, and employees, the Township shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading or other process received by the Township or its representatives.

It is expressly agreed and understood that any approval by the Township of the services provided by the Contractor pursuant to this contract will not relieve the Contractor of the obligation to comply with the ADA and to defend, indemnify, protect, and save harmless the Township pursuant to this paragraph.

It is further agreed and understood that the Township assumes no obligation to indemnify or save harmless the Contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this agreement. Furthermore, the Contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this agreement, nor shall they be construed to relieve the Contractor from any liability, nor preclude the Township from taking any other actions available to it under any other provisions of this agreement or otherwise by law.

_____
COMPANY/RESPONDENT'S NAME (PRINT)

_____
AUTHORIZED SIGNATURE
Name (print): _____
Title: _____
Date: _____

Exhibit D

RESPONSIBLE RESPONDENT CERTIFICATION

A copy of this certification must be included with the response to the RFP and must be fully completed, signed by at least one general partner, owner, or officer authorized to legally obligate the Respondent and notarized.

The Respondent recognizes that the information submitted in response to the RFP is for the express purpose of inducing the Township to award a contract to the Respondent. The Respondent has read and understands the requirements of the response to the RFP and has read and understands the instructions for completing the response. The Respondent acknowledges that he/she is duly authorized to provide the information contained in this response and that answering the questions in this bid is entirely within his/her control.

DECLARATION

I, _____ (name), am the _____ (title) of Respondent.

I certify that I have read and understood the questions contained in the attached response, and that to the best of my knowledge and belief all information contained herein and submitted concurrently or in supplemental documents with this bid is complete, current, and true. I further acknowledge that any false, deceptive or fraudulent statements in the response may result in non-award of contract. I authorize the Township to contact any entity named herein, or any other internal or outside resource, for the purpose of verifying information provided in the questionnaire or to develop other information deemed relevant by the Township.

_____

Signature

Sworn and subscribed before me on the
_____ day of _____, 20____.

_____

Notary Public

(Seal)

Exhibit E

FALSE STATEMENT PENALTIES CERTIFICATION
N.J.S.A. 40A:11-34

Any person who makes or causes to be made, a false, deceptive or fraudulent statement in the statement or answers in response to this RFP, or in the course of any hearing hereunder, shall be guilty of a misdemeanor, and upon conviction shall be punishable by a fine of not less than $100.00 nor more than $1,000.00, and shall be permanently disqualified from bidding on all public work or contracts of the contracting unit which submitted the questionnaire; or, in the case of an individual or an officer or employee charged with the duty of responding to the questionnaire for a person, firm, co-partnership, association or corporation, by such fine or by imprisonment, not exceeding 6 months, or both.

_____
COMPANY/RESPONDENT'S NAME (PRINT)

_____
AUTHORIZED SIGNATURE
Name (print): _____
Title: _____
Date: _____

Sworn and subscribed before me on the
_____ day of _____, 20____.

_____
Notary Public

(Seal)

Exhibit F

RESPONSIBLE RESPONDENT'S CHECKLIST

The following are screening statements which shall be used to determine whether or not a prospective Respondent is responsible to enter into a contract with the Township of Medford.

Refusal to answer or omission of response to any question in this checklist shall be considered a fatal flaw and shall result in disqualification of the Respondent.

A YES answer to any statement below shall require the Respondent to explain that answer to the Township Council prior to award of contract.

1.	In the last five (5) years, has your firm, or any key Person in your firm, been convicted of a crime involving the awarding of a contract of a government (local, state or federal) construction project, or the bidding or performance of a government contract?	☐ Yes	☐ No
2.	In the last five (5) years, has your firm, or any key Person in your firm, been "defaulted" or "terminated" by an owner (other than for convenience of the project owner) or has your surety completed a contract for your firm?	☐ Yes	☐ No
3.	At the time of submitting this bid form, is your firm or any key Person in your firm, ineligible to bid on or be awarded any public works contract, or perform as a subcontractor on a public works contract?	☐ Yes	☐ No
4.	Has your firm, or any key Person in your firm, ever been found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?	☐ Yes	☐ No
5.	In the last ten (10) years, has your firm, or any key Person in your firm, ever been convicted of a crime involving any federal, state or local contracts?	☐ Yes	☐ No

_____

COMPANY/RESPONDENT'S NAME (PRINT)

_____

AUTHORIZED SIGNATURE

Name (print): _____

Title: _____

Date: _____

Exhibit G

TAXPAYER IDENTIFICATION

Form **W-9** (Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Cat. No. 10231X Form **W-9** (Rev. 10-2007)

RECORDING INFORMATION SHEET

Add: 10 COCAS RD,
MT. HOLLY, NJ 08060

INSTRUMENT NUMBER:	DOCUMENT TYPE:
5951532	DEED

Official Use Only

JOANNE SCHWARTZ
BURLINGTON COUNTY

RECEIPT NUMBER
9108556
RECORDED ON
April 15, 2025 2:52 PM

INSTRUMENT NUMBER
5951532

BOOK: OR13763
PAGE: 8590

Document Charge Type	DEED - FULL EXEMPTION

Return Address *(for recorded documents)*
PRIME TUVEL & MICELI
14000 HORIZON WAY, SUITE 325
MOUNT LAUREL NJ 08054

No. Of Pages *(Excluding Recording Information and/or Summary Sheet)*	9
Consideration Amount	$0.00
Recording Fee	$125.00
Realty Transfer Fee	$0.00
Total Amount Paid	$125.00
Municipality	MEDFORD TWP
Parcel Information	**Block:** 1705 **Lot:** 6
First Party Name	MEDFORD TWP
Second Party Name	MEDFORD TWP

Additional Information (Official Use Only)

Unofficial Document

Ctrl Id: 6363096 Recording Clerk: vramirez

********** *DO NOT REMOVE THIS PAGE.* **********
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF BURLINGTON COUNTY FILING RECORD
********** *RETAIN THIS PAGE FOR FUTURE REFERENCE.* **********

BU-25-114

Addendum

Burlington County Document Summary Sheet

BURLINGTON COUNTY CLERK

50 RANCOCAS RD

MOUNT HOLLY NJ 08060 1317

Transaction Identification Number	7618380 9344959

Recorded Document to be Returned by Submitter to:

SARA R WERNER

14000 HORIZON WAY, SUITE 325

MOUNT LAUREL, NJ 08054

Official Use Only

Submission Date *(mm/dd/yyyy)*	04/15/2025
No. of Pages *(excluding Summary Sheet)*	9
Recording Fee *(excluding transfer tax)*	$125.00
Realty Transfer Tax	$0.00
Total Amount	$125.00
Document Type	DEED-NO CONSIDERATION
Electronic Recordation Level	L2 - Level 2 (With Images)
Municipal Codes	
MEDFORD TWP	21

858616

Additional Information (Official Use Only)

**** DO NOT REMOVE THIS PAGE.***

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RETAIN THIS PAGE FOR FUTURE REFERENCE.

Unofficial Document

Burlington County Document Summary Sheet

	Type	**DEED-NO CONSIDERATION**			
	Consideration	$0.00			
	Submitted By	PRIME TUVEL & MICELI			
	Document Date	03/18/2025			
	Reference Info				
	Book ID	**Book**	**Beginning Page**	**Instrument No.**	**Recorded/File Date**

DEED-NO CONSIDERATION	**GRANTOR**	**Name**	**Address**
		TOWNSHIP OF MEDFORD	49 UNION STREET, MEDFORD, NJ 08055
	GRANTEE	**Name**	**Address**
		TOWNSHIP OF MEDFORD	49 UNION STREET, MEDFORD, NJ 08055

Parcel Info					
Property Type	**Tax Dist.**	**Block**	**Lot**	**Qualifier**	**Municipality**
PUBLIC PROPERTY	21	1705	7.01 (CONSOLIDATE LOTS 6 & 7)		21

Unofficial Document

** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF BURLINGTON COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by: Timothy M. Prime, Esq.
Prime Tuvel & Miceli

DEED OF CONSOLIDATION

THIS DEED OF CONSOLIDATION is made this 18 day of March, 2025, by and between:

GRANTOR: TOWNSHIP OF MEDFORD, a municipal corporation of the State of New Jersey, having a mailing address of 49 Union Street, Medford, New Jersey 08055 (in this Deed called the GRANTOR); and

GRANTEE: TOWNSHIP OF MEDFORD, a municipal corporation of the State of New Jersey, having a mailing address of 49 Union Street, Medford, New Jersey 08055 (in this Deed called the GRANTEE).

SALE: The GRANTOR does hereby sell, transfer, grant and convey ownership of the property to the GRANTEE. This sale is made for the consideration of ONE DOLLAR AND ZERO CENTS ($1.00). By signing this Deed of Consolidation, GRANTOR agrees that GRANTEE has received this money.

PROPERTY: ALL THAT CERTAIN lands and premises located in the Township of Medford, County of Burlington, State of New Jersey, as hereinafter described. The property sold includes the land, any buildings or structures on the land, and all of the GRANTOR'S rights in the land and buildings or structures located thereon.

A LEGAL DESCRIPTION OF THE PROPERTY IS ATTACHED HERETO AND MARKED AS "EXHIBIT A."

UNDER AND SUBJECT TO all easements, reservations, restrictions, and conditions, if any, contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property which have not expired by a time limitation contained therein or have otherwise not been terminated or rendered ineffective.

BEING KNOWN and designated as **Block 1705, Lot 6 and Block 1705, Lot 7** on the Official Tax Map of the Township of Medford, and which shall hereinafter be known as **Block 1705, Lot 7.01**.

RECITAL: BEING THE SAME lands and premises, title to which became vested in GRANTOR by Deed from Elog Development Corporation, a corporation of the State of New Jersey, and Edward P. Goehring, Jr. and Edward L. Griffith, partners trading as G & G Electronics and Eleanor M. Griffith and Olga M. Goehring, their wives dated June 14, 1968, and recorded in the office of the Clerk of the County of Burlington on September 5, 1968, in Book 1678, Page 863.

IT IS THE INTENT OF THIS DEED OF CONSOLIDATION TO CONSOLIDATE THE ABOVE-DESCRIBED LANDS AS A SINGLE PARCEL, TO BE CONSOLIDATED AND

Unofficial Document

KNOWN HEREAFTER AS **BLOCK 1705, LOT 7.01** ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MEDFORD.

PROMISES BY GRANTOR: By signing this Deed of Consolidation, GRANTOR promises (covenants) that GRANTOR has done no act to encumber the property described above. This promise is a "covenant as to grantor's acts" as defined in N.J.S.A. 46: 4-6. GRANTOR promises that GRANTOR has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage on the property or allowing a judgment to be entered against GRANTOR).

MORE THAN ONE GRANTOR OR GRANTEE: If more than one GRANTOR or more than one GRANTEE is mentioned in this Deed of Consolidation, then the words "GRANTOR" and "GRANTEE" shall mean all of the GRANTORS and GRANTEES mentioned above.

SIGNATURES: The GRANTOR has signed this Deed of Consolidation as of the date first above written.

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[SIGNATURES ARE CONTAINED ON THE FOLLOWING PAGE.]

WITNESS

By: _____
Name: Tara Wicker
Title: Township Clerk

TOWNSHIP OF MEDFORD

By: _____
Name: Erik Rebstock
Title: Mayor

STATE OF NEW JERSEY :
: SS.
COUNTY OF BURLINGTON :

I CERTIFY that on this 18 day of March, 2025, **Erik Rebstock** personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) was the maker of this deed;
(b) was authorized to and did make this deed as MAYOR of the TOWNSHIP OF MEDFORD, the municipal corporation of the State of New Jersey named in this deed;
(c) was authorized to and did execute this deed as the legal act of the entity;
(d) made this deed for $1.00 as the actual consideration (amount of money) paid for the transfer of title.

_____
Notary Public

JESSICA A BOLEN
Notary Public, State of New Jersey
My Commission Expires 07/26/2026

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Exhibit A
(Lot Consolidation Legal Description)

Unofficial Document

Christopher J. Noll, PE, CME, PP
President & CEO
William H. Kirchner, PE, CME, N·2
Vice President
Rakesh R. Darji, PE, PP, CME, CFM
Vice President· Treasurer
Benjamin R. Weller, PE, CME, CPWM, S 3, C·3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Joseph P. Orsino, Jr. CET, Vice President
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

DESCRIPTION OF PROPERTY
LOT CONSOLIDATION, PROPOSED NEW LOT 7.01
Block 1705, Lots 6 and 7
Township of Medford, Burlington County, NJ

August 23, 2024
ERI Project 25000_00

Proposed new Lot 7.01
Medford Township
Burlington County, New Jersey

ALL THAT CERTAIN tract or parcel of land being Block 1705 Lots 6 and 7 to be consolidated into Proposed New Lot 7.01, lands now or formerly of the Township of Medford, in the Township of Medford, the County of Burlington, State of New Jersey, bounded and described as follows:

BEGINNING at a point on the westerly line of South Main Street (66' wide Right of Way), County Rt. 541, at its intersection with the northerly corner of Allen Avenue (50' wide), said point being the proposed southeasterly corner of Block 1705, New Lot 7.01, lands now or formerly of The Township of Medford, said point being 13.2 feet from the existing face of curb, being marked by a P.K. nail set and having New Jersey State Plane Coordinates (NAD 83) of Northing 387,299.99 and Easting 401,315.38, and from said point of beginning, running thence-

1) N89°22'41"W, 285.26 feet, along the northerly line of Allen Avenue (50' wide), to a concrete monument found, said point being the southeasterly corner of Block 1705, Lot 1, lands now or formerly David M. Jr. and Elizabeth T. Sullivan, thence-

2) N03°58'19"E, 60.60 feet, along the easterly line of said Block 1705, Lot 1, to a point, said point being the southwesterly corner of Block 1705, Lot 8, lands now or formerly of Chabad in Medford, INC., thence-

3) S89°17'41"E, along the southerly line of said Block 1705, Lot 8, passing over a capped rebar found at 1.64 feet and a total distance of 281.81 feet, to a capped rebar found on the aforementioned westerly line of South Main Street, thence-

4) S00°42'19"W, 60.09 feet, along the westerly line of South Main Street to a P.K. nail set, said point being the point and place of BEGINNING.

Containing an area of 17,097 Sq. Ft. or 0.392 Acres of land, more or less.

Subject to the findings of a title search.

The above is intended to describe all that portion of land shown as "Proposed New Lot 7.01" , on a plan entitled "Lot Consolidation, Medford Library, 39 Allen Avenue, Tax Block 1705, Lots 6 and 7, Township of Medford, Burlington County, New Jersey", prepared by Environmental Resolutions, Inc. dated 08/23/2024.

Prepared by:

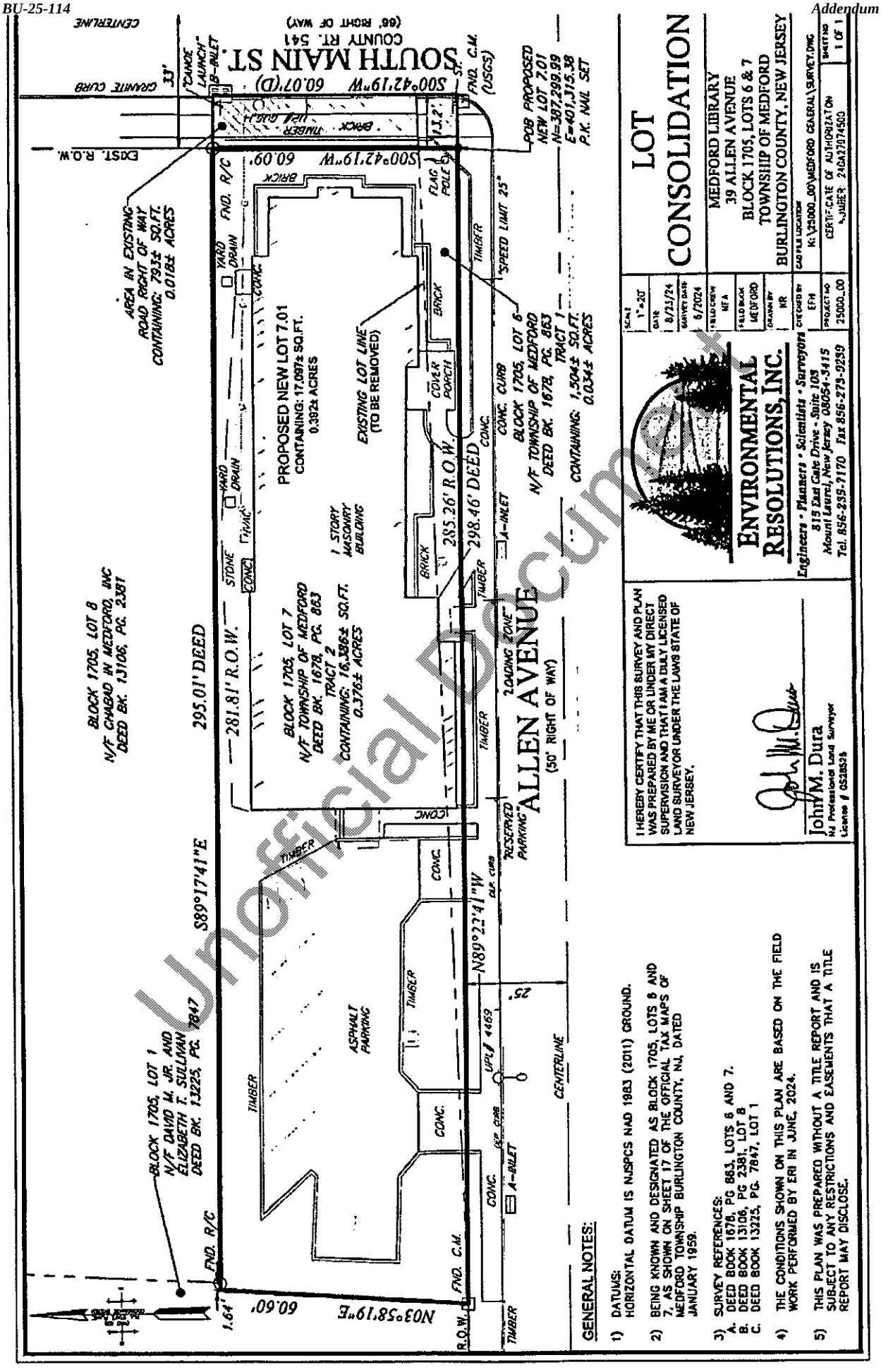
John Dura

John M. Dura, NJ P.L.S. License #GS28525

Unofficial Document

Exhibit B
(Lot Consolidation Plan)

Unofficial Document



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BU-25114 RTF-1 (Rev. 3/2/22) MUST SUBMIT IN DUPLICATE

Addendum

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }SS.

COUNTY Burlington (County Municipal Code 0708)

MUNICIPALITY OF PROPERTY LOCATION Medford Township

FOR RECORDER'S USE ONLY	
Consideration	$
RTF paid by seller	$
Date	By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)*

Deponent, Erik Ribstock (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated 2025 transferring real property identified as Block number 1705 Lot number 7.01 (consolidated lots 6,7) located at 39 Allen Avenue, Medford (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $ 1.00 *(Instructions #1 and #5 on reverse side)* ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

$_____ + _____ % = $_____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE *(See Instruction #8 on reverse side)*

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) Consideration is less than $100; (b) The transacation is a deed consolidation with both parcel's being owned by the Township of Medf

(5) PARTIAL EXEMPTION FROM FEE *(Instruction #9 on reverse side)*

NOTE: All boxes below apply to grantor(s) *only*. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over.* *(Instruction #9 on reverse side for A or B)*

B. **BLIND PERSON** Grantor(s) ☐ legally blind or;*
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(Instruction #9 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION *(Instructions #2, #10 and #12 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ Entirely new improvement ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)* **IF APPLIES ALL BOXES MUST BE CHECKED.**
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. *(Instruction #15 on reverse side)*
☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NJ ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18 day of March, 2025

JESSICA A BOLEN

Signature of Deponent
49 Union Street Medford, NJ 08055
Deponent Address

XXX-XX-X 2928
Last three digits in Grantor's Social Security Number

Township of Medford
Grantor Name
49 Union Street Medford, NJ 08055
Grantor Address at Time of Sale

Name/Company of Settlement Officer

JESSICA A BOLEN
Notary Public, State of New Jersey
My Commission Expires 07/26/2026

FOR OFFICIAL USE ONLY			
Instrument Number		County	
Deed Number		Book	Page
Deed Dated		Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:
STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: pt/localtax.shtml

Unofficial Document

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Medford Township

Current Street Address
49 Union Street

City, Town, Post Office	State	ZIP Code
Medford	NJ	08055

Property Information

Block(s)	Lot(s)	Qualifier
1705	7.01 (consolidated lots 6,7)	

Street Address
39 Allen Avenue

City, Town, Post Office	State	ZIP Code
Medford	NJ	08055

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	1.00	1.00	

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is $1,000 or less so the seller is not required to make an estimated Income Tax payment.
7a. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
18 March 2025		Erik Rebstock, Mayor

Unofficial Document

Christopher J. Noll, PE, CME, PP
President & CEO
William H. Kirchner, PE, CME, N-2
Vice President
Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors

Joseph P. Orsino, Jr. CET, *Vice President*
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

September 5, 2024
25000 00

Re: 39 Allen Avenue – Former Pinelands Library
Block # 1705, Lots 6 & 7
Medford, NJ

Timothy Prime, Esquire
Prime & Tuvel Law Office
14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054-4342

Dear Tim:

Enclosed are four (4) copies of the following documents as prepared by John Dura, PLS of Environmental Resolutions, Inc.:

1. Lot Consolidation Plan dated August 23, 2024.

2. Description of Property – Lot Consolidation, Proposed New Lot 7.01 dated August 23, 2024.

Existing lots 6 & 7 have been consolidated into Lot 7.01. The site has recently been declared an Area in Need of Redevelopment.

Please contact me if you have any questions.

Sincerely,

Christopher J. Noll, PE, CME, PP
Township Engineer

CJN:evc

cc: Ann Bell, Dir., Medford Twp. Planning & Zoning, 49 Union Street, Medford, NJ 08055 via email abell@medfordtownship.com
Daniel Hornickel, Medford Twp. Mgr, 49 Union Street, Medford, NJ 08055 via email: dhornickel@medfordtownship.com
Scott Taylor, Taylor Design via email: STaylor@tdgplanning.com

G:\25000 - Medford Twp\25000 00 Medford General\25000 00 - Former Pinelands Library - 39 Allen Ave\25000 00 - 39 Allen Ave - Former Pinelands Library - 09.05.24.docx

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DESCRIPTION OF PROPERTY
LOT CONSOLIDATION, PROPOSED NEW LOT 7.01
Block 1705, Lots 6 and 7
Township of Medford, Burlington County, NJ

August 23, 2024
ERI Project 25000_00

Proposed new Lot 7.01
Medford Township
Burlington County, New Jersey

ALL THAT CERTAIN tract or parcel of land being Block 1705 Lots 6 and 7 to be consolidated into Proposed New Lot 7.01, lands now or formerly of the Township of Medford, in the Township of Medford, the County of Burlington, State of New Jersey, bounded and described as follows:

BEGINNING at a point on the westerly line of South Main Street (66' wide Right of Way), County Rt. 541, at its intersection with the northerly corner of Allen Avenue (50' wide), said point being the proposed southeasterly corner of Block 1705, New Lot 7.01, lands now or formerly of The Township of Medford, said point being 13.2 feet from the existing face of curb, being marked by a P.K. nail set and having New Jersey State Plane Coordinates (NAD 83) of Northing 387,299.99 and Easting 401,315.38, and from said point of beginning, running thence-

1) N89°22'41"W, 285.26 feet, along the northerly line of Allen Avenue (50' wide), to a concrete monument found, said point being the southeasterly corner of Block 1705, Lot 1, lands now or formerly David M. Jr. and Elizabeth T. Sullivan, thence-

2) N03°58'19"E, 60.60 feet, along the easterly line of said Block 1705, Lot 1, to a point, said point being the southwesterly corner of Block 1705, Lot 8, lands now or formerly of Chabad in Medford, INC., thence-

3) S89°17'41"E, along the southerly line of said Block 1705, Lot 8, passing over a capped rebar found at 1.64 feet and a total distance of 281.81 feet, to a capped rebar found on the aforementioned westerly line of South Main Street, thence-

4) S00°42'19"W, 60.09 feet, along the westerly line of South Main Street to a P.K. nail set, said point being the point and place of BEGINNING.

Containing an area of 17,097 Sq. Ft. or 0.392 Acres of land, more or less.

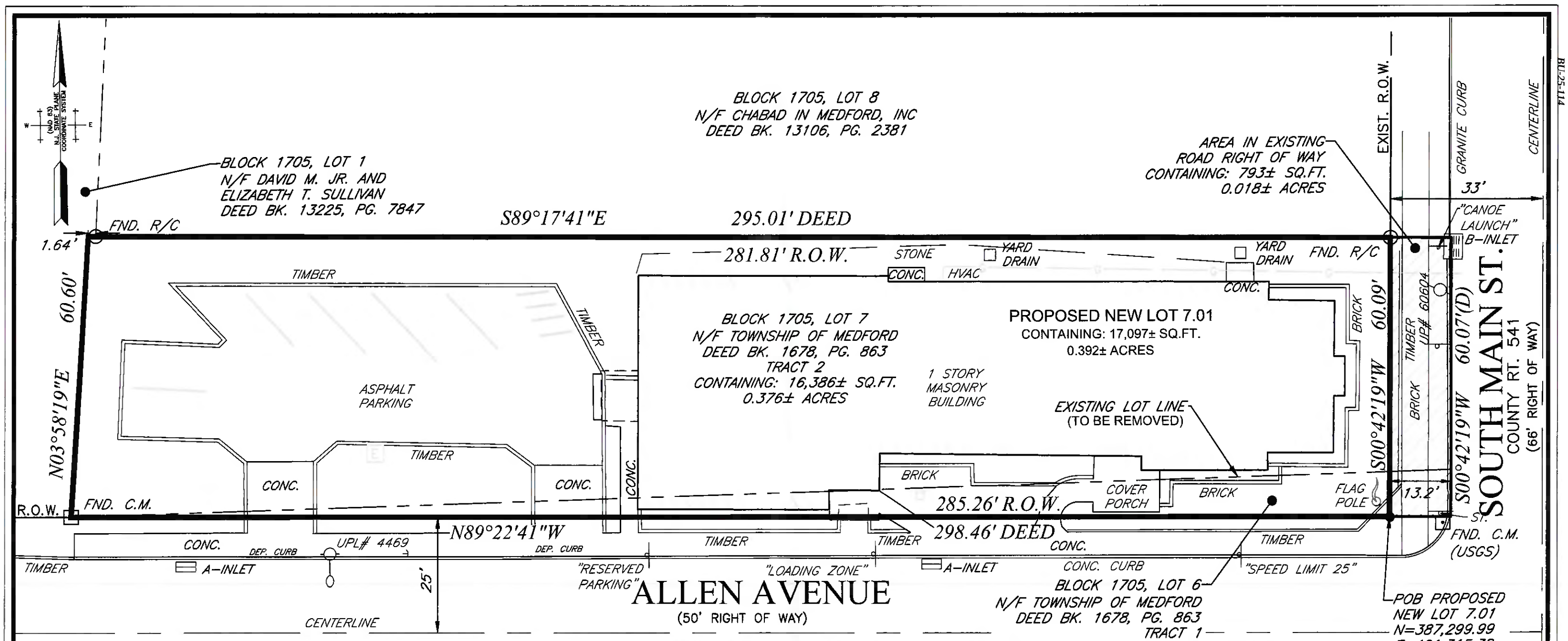
Subject to the findings of a title search.

The above is intended to describe all that portion of land shown as "Proposed New Lot 7.01" , on a plan entitled "Lot Consolidation, Medford Library, 39 Allen Avenue, Tax Block 1705, Lots 6 and 7, Township of Medford, Burlington County, New Jersey", prepared by Environmental Resolutions, Inc. dated 08/23/2024.

Prepared by:

John Dura

John M. Dura, NJ P.L.S. License #GS28525



BU-25-114

GENERAL NOTES:

1) DATUMS:
HORIZONTAL DATUM IS NJSPCS NAD 1983 (2011) GROUND.

2) BEING KNOWN AND DESIGNATED AS BLOCK 1705, LOTS 6 AND 7, AS SHOWN ON SHEET 17 OF THE OFFICIAL TAX MAPS OF MEDFORD TOWNSHIP BURLINGTON COUNTY, NJ, DATED JANUARY 1959.

3) SURVEY REFERENCES:
A. DEED BOOK 1678, PG 863, LOTS 6 AND 7.
B. DEED BOOK 13106, PG 2381, LOT 8
C. DEED BOOK 13225, PG. 7847, LOT 1

4) THE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE FIELD WORK PERFORMED BY ERI IN JUNE, 2024.

5) THIS PLAN WAS PREPARED WITHOUT A TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS THAT A TITLE REPORT MAY DISCLOSE.

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS STATE OF NEW JERSEY.

John M. Dura
NJ Professional Land Surveyor
License # GS28525

ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
815 East Gate Drive ~ Suite 103
Mount Laurel, New Jersey 08054-3415
Tel. 856-235-7170 Fax 856-273-9239

SCALE:	1"=20'
DATE:	8/23/24
SURVEY DATE:	6/2024
FIELD CREW:	NEA
FIELD BOOK:	MEDFORD
DRAWN BY:	KR
CHECKED BY:	EFH
PROJECT NO:	25000_00

LOT CONSOLIDATION

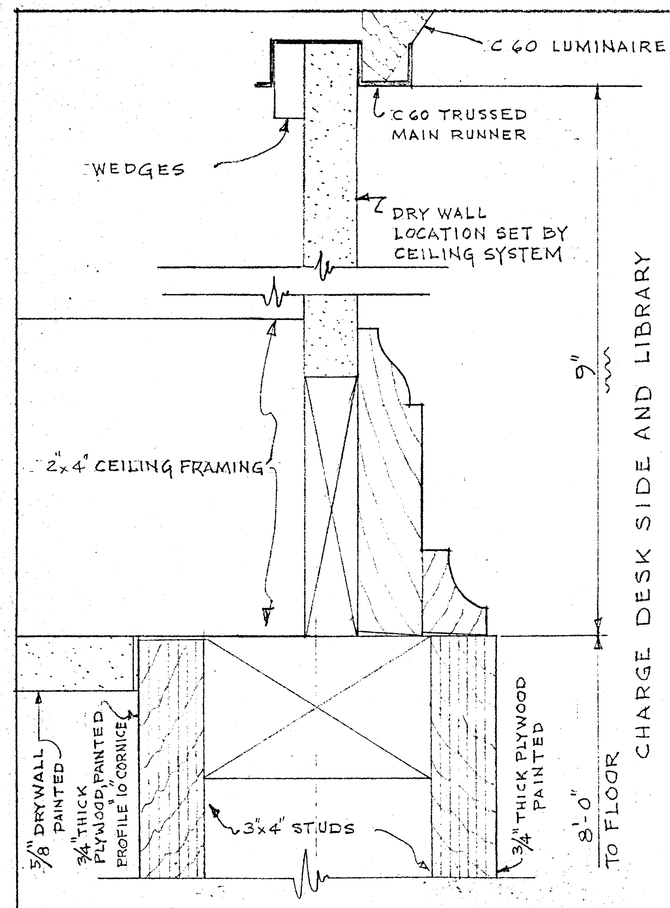
MEDFORD LIBRARY
39 ALLEN AVENUE
BLOCK 1705, LOTS 6 & 7
TOWNSHIP OF MEDFORD
BURLINGTON COUNTY, NEW JERSEY

CAD FILE LOCATION: K:\25000_00\MEDFORD GENERAL\SURVEY.DWG

CERTIFICATE OF AUTHORIZATION NUMBER: 24GA27974500

SHEET NO: 1 OF 1

Addendum



DETAIL SECTION BETWEEN LIBRARY AND VESTIBULE AT CEILING (4/1)
FULL SIZE

ELECTRICAL NOTES

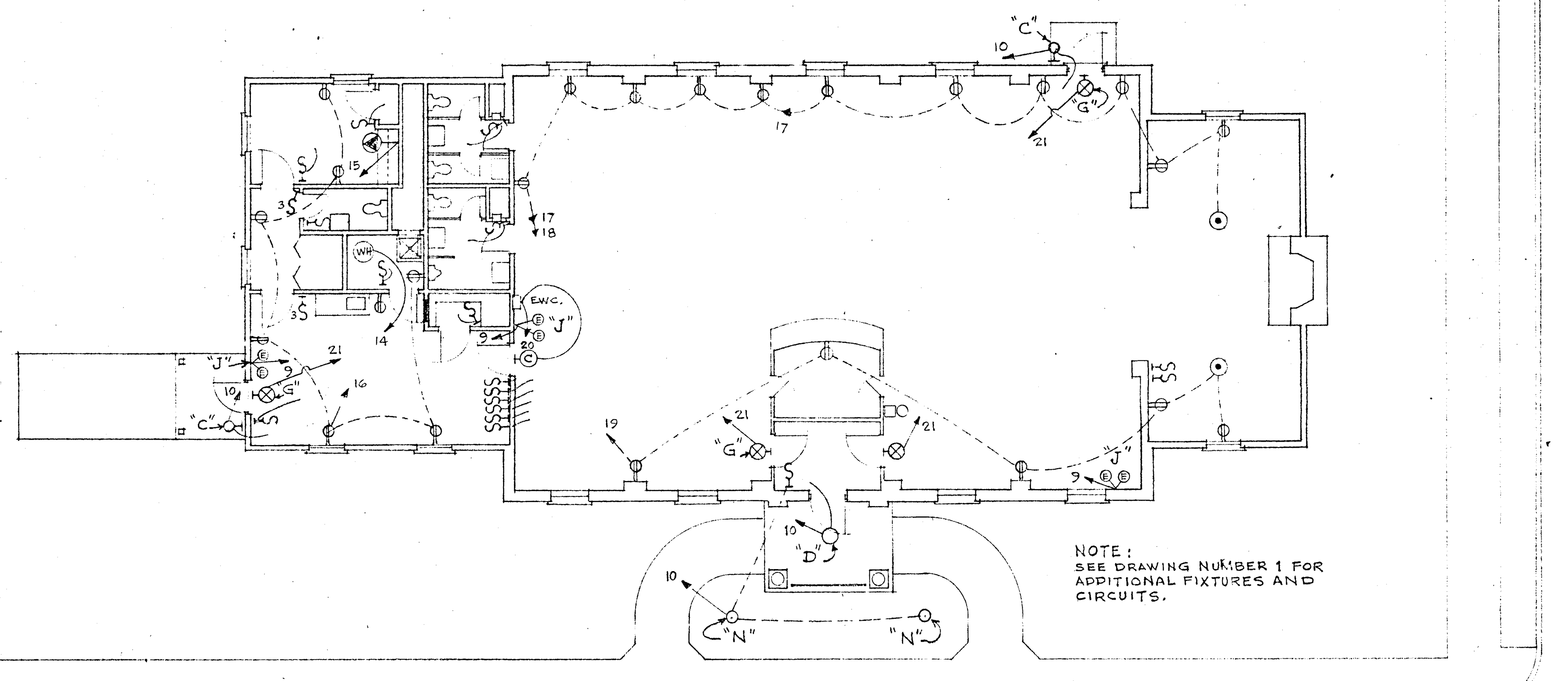
1. SERVICE CHARACTERISTICS SHALL BE 3 ϕ 4 WIRE WYE 120/208 VOLTS TO A 100 AMP. PANEL. IF 3 ϕ IS NOT AVAILABLE SERVICE SHALL BE 1 ϕ, 3 WIRE 120/240 VOLTS TO A 200 AMP PANEL. SERVICE SHALL BE UNDERGROUND IN ACCORDANCE WITH POWER COMPANY REQUIREMENTS.
2. ALL WIRING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND SHALL MEET THE APPROVAL OF ALL REGULATING AGENCIES.
3. ALL LIGHTING FIXTURES SHALL HAVE GLASS OR ACRYLIC LENS
4. LOCATE, WIRE AND INSTALL 8 - P & S #110 PORCELAIN LAMP HOLDERS WITH 100 WATT INCANDESCENT LAMPS IN ATTIC. WIRE TO CIRCUIT #21.
5. INSTALL AN ALARM SYSTEM FOR DOOR #6. LOCATE A BELL AS SHOWN ON DRAWING, THIS SHEET.
6. POWER WIRING SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR FOR ALL HEATING VENTILATING AND AIR CONDITIONING EQUIPMENT. THE ELECTRICAL CONTRACTOR SHALL WIRE SAME TO PANEL.
7. CLOCK SHOWN ON DRAWING SHALL BE SEMIRECESSED WITH WHITE FACE AND BLACK NUMBERS, 12" DIAMETER.
8. CONTROL LIGHTING ON CIRCUIT #10 FROM A 24 HOUR TIME CLOCK LOCATED IN JANITOR'S CLOSET NO. 11. TIME CLOCK EQUAL TO TORK #7200 Z WITH ASTRONOMIC DIAL

ELECTRICAL PANEL SCHEDULE

CIRCUIT NO.	BREAKER	CONDUCTORS	CIRCUIT DESCRIPTION
1 TO 7	1/20	#12	LIGHTING IN C-60 CEILING
8	1/20	#12	LIGHTING IN ROOM 14
9	1/20	#12	OUTLETS FOR BATTERY UNITS. USE LOCKING DEVICE.
10	1/20	#12	OUTSIDE LIGHTS
11	1/20	#12	LIGHTS IN ROOM 3
12	1/20	#12	LIGHTS IN ROOM 7
13	1/20	#12	LIGHTS IN REST ROOMS
14	2/30	#10	POWER FOR WATER HEATER
15	3/50	#8	POWER FOR KITCHEN UNIT
16	1/20	#12	OUTLETS
17	1/20	#12	OUTLETS
18	1/20	#12	OUTLETS
19	1/20	#12	OUTLETS
20	1/20	#12	OUTLETS
21	1/20	#12	EXIT LIGHTS
22	1/20	#12	LIGHTS IN ATTIC, SEE NOTE 4.
23 TO 30	—	—	SPARES
31	2/20	—	SPARE
32	2/30	—	SPARE

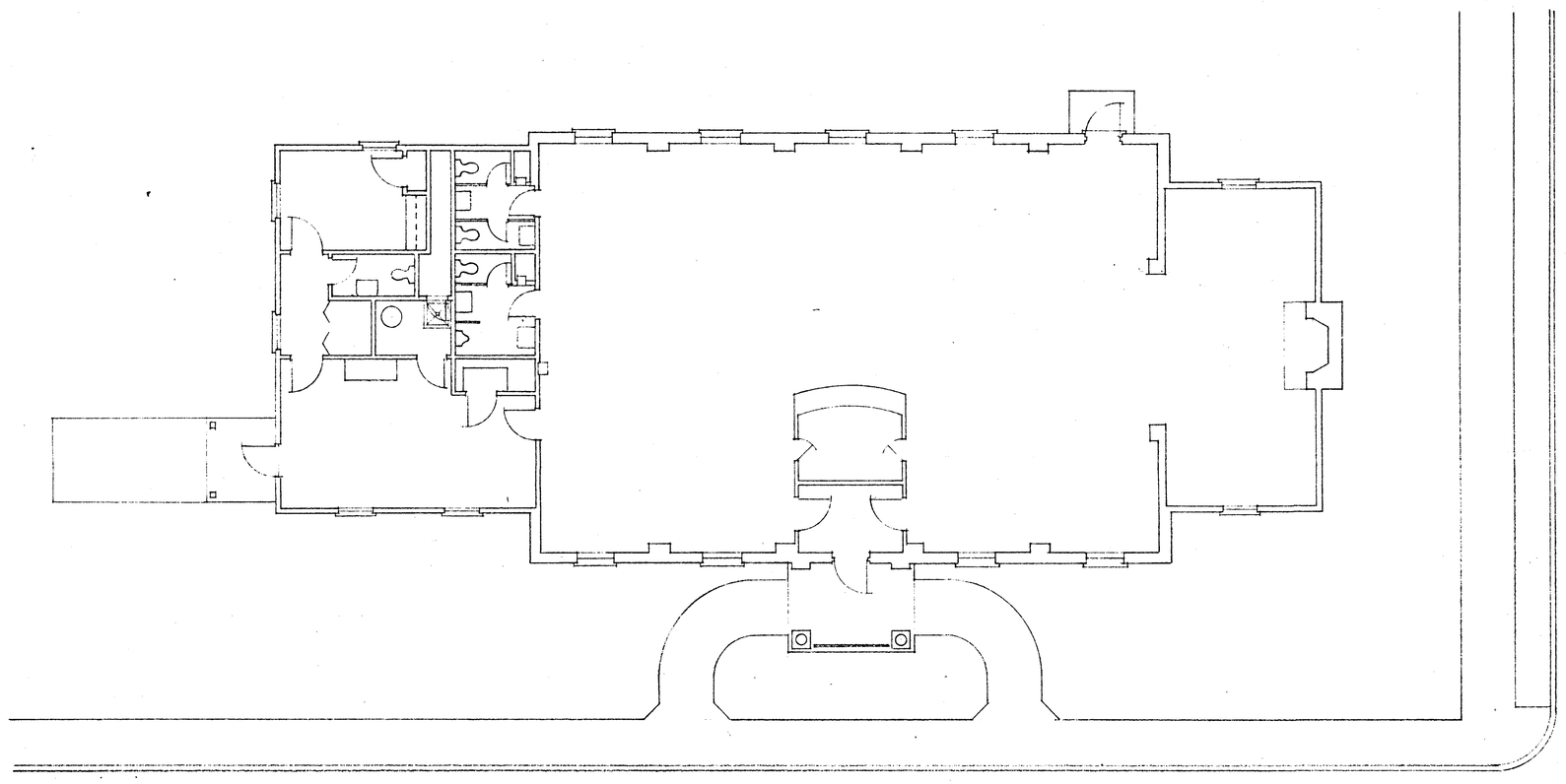
ELECTRICAL SYMBOLS

- FLUORESCENT LIGHTING FIXTURE
- INCANDESCENT LIGHTING FIXTURE - CEILING MOUNTED
- INCANDESCENT LIGHTING FIXTURE - WALL MOUNTED
- EXIT LIGHT
- SWITCH
- LIGHTING PANEL
- DUPLEX OUTLET
- RANGE
- FLOOR OUTLET
- CONDUIT - CONCEALED IN OR ABOVE CEILING (EXPOSED IN AREAS WITH UNFINISHED CEILING)
- CONDUIT - CONCEALED IN OR BELOW FLOOR
- HOME RUN TO PANEL
- CLOCK WITH OUTLET
- JUNCTION BOX
- ALARM STATION WITH GONG



ELECTRICAL SWITCHES, OUTLETS ETC.

PLAN
SCALE: 1/8" = 1'-0"



PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL FIXTURE SCHEDULE

TYPE	DESCRIPTION
"A"	C-60 CEILING LUMINAIRE - ONE 40 WATT R.S. LAMP WITH STANDARD LENS MADE FOR ARMSTRONG C-60 CEILING.
"B"	SURFACE FLUORESCENT - KEYSTONE #NE 440 WITH 4-40 WATT R.S. FLUORESCENT LAMPS.
"C"	BRACKET LANTERN - HADCO #B 738 WITH 75 WATT INCANDESCENT LAMP.
"D"	WEATHERTIGHT CEILING LIGHT - MC PHILBEN #43-88 WITH 2-60 WATT INCANDESCENT LAMPS.
"E"	RECESSED 1' BY 4' FLUORESCENT - KEYSTONE # F 240-EX WITH 2-40 WATT R.S. LAMPS.
"F"	RECESSED SQUARE CEILING LIGHT - ART METAL #15-1015 WS WITH 150 WATT INCANDESCENT LAMP.
"G"	WALL MOUNTED EXIT LIGHT - PRESCOLITE # 71133 WITH WHITE LETTERS ON RED FACE.
"H"	MIRROR LIGHT - PERFECLITE #981 WITH 2-60 WATT INCANDESCENT LAMPS AND GROUNDED CONVIENCE OUTLET.
"J"	6-VOLT LEAD - CALCIUM BATTERY UNIT SYSTEM - DUAL LITE #ALC-30-2 WITH # NF-500 OPTHOFLOOD LIGHTING HEAD.
"K"	FLUORESCENT STRIP - KEYSTONE #4F CH-H-P WITH 1-40 WATT R.S. LAMP.
"L"	BAFFEL GROOVE RECESSED DOWN LIGHT - PRESCOLITE #1054-720 WITH 150 WATT INCANDESCENT LAMP.
"M"	RECESSED WALL WASHER - CENTURY LIGHTING # 958 A WITH 3-100 WATT WESTINGHOUSE INCANDESCENT LAMPS.
"N"	OUTDOOR CONE LIGHT - PRESCOLITE # 5322 WITH 150 WATT PAR-38 LAMP.
"O"	PORCELAIN SOCKET P & S #110 WITH 100 WATT INCANDESCENT LAMP.

00230_051073 4252
Blk: 1705 Lt: 7 LF
A00024PVT A

ELECTRICAL

S. HARRISON GARDINER
REGISTERED ARCHITECT
CAMP HILL PENNSYLVANIA

DRAWING NUMBER 4

CERTIFICATE NO. C-3038

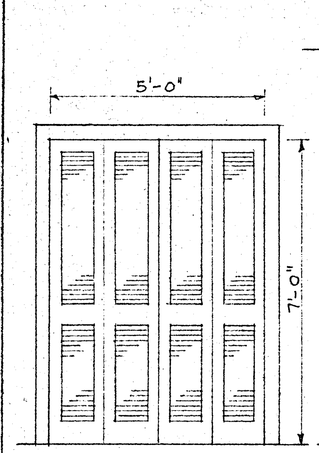
S. Harrison Gardiner

COMM. NO. 691

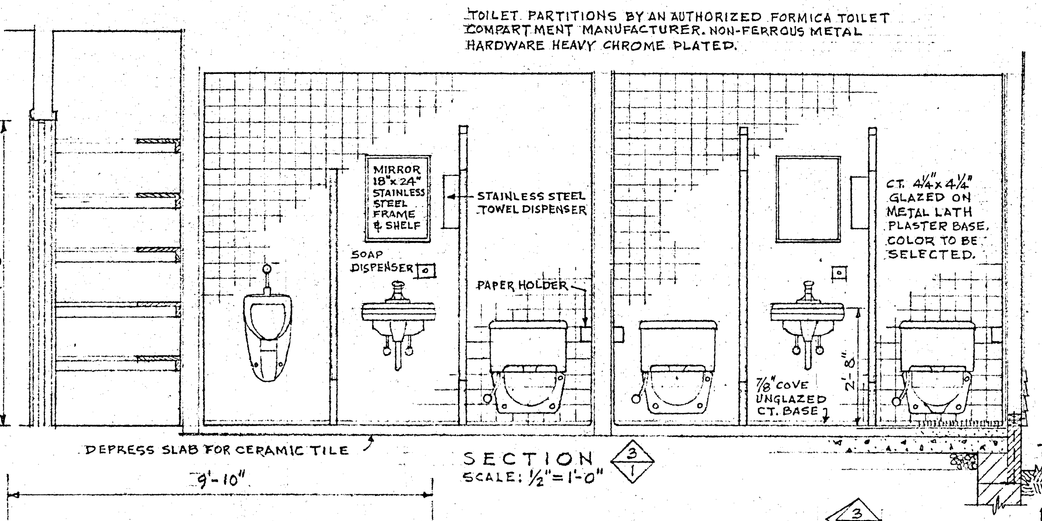
DATE: 3-21-1970

PINELANDS
COUNTY LIBRARY BRANCH
MEDFORD TOWNSHIP
ALLEN DRIVE AND MAIN STREET
MEDFORD NEW JERSEY

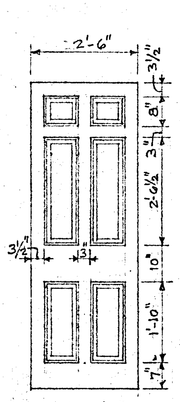
TOILET PARTITIONS BY AN AUTHORIZED FORMICA TOILET COMPARTMENT MANUFACTURER. NON-FERROUS METAL HARDWARE HEAVY CHROME PLATED.



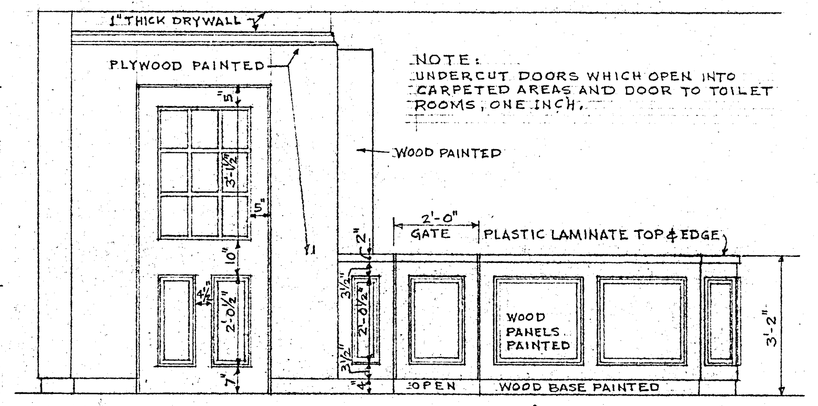
METAL BIFOLD LOUVER DOOR TO SPACE 10
SCALE: ½" = 1'-0"



SECTION 3/1
SCALE: ½" = 1'-0"



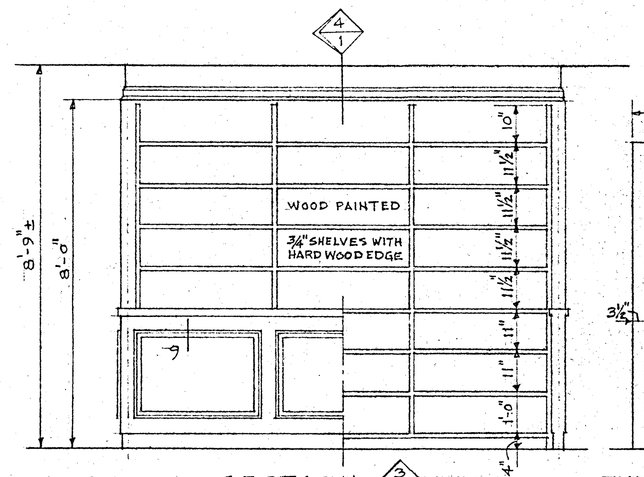
TYPICAL 2'-6" DOOR



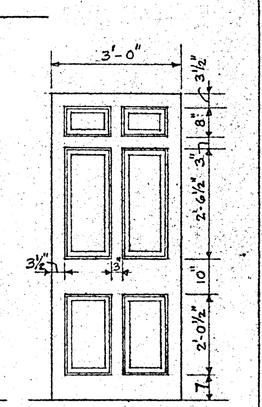
NOTE:
UNDERCUT DOORS WHICH OPEN INTO CARPETED AREAS AND DOOR TO TOILET ROOMS, ONE INCH.

TYPICAL VEST. DOOR

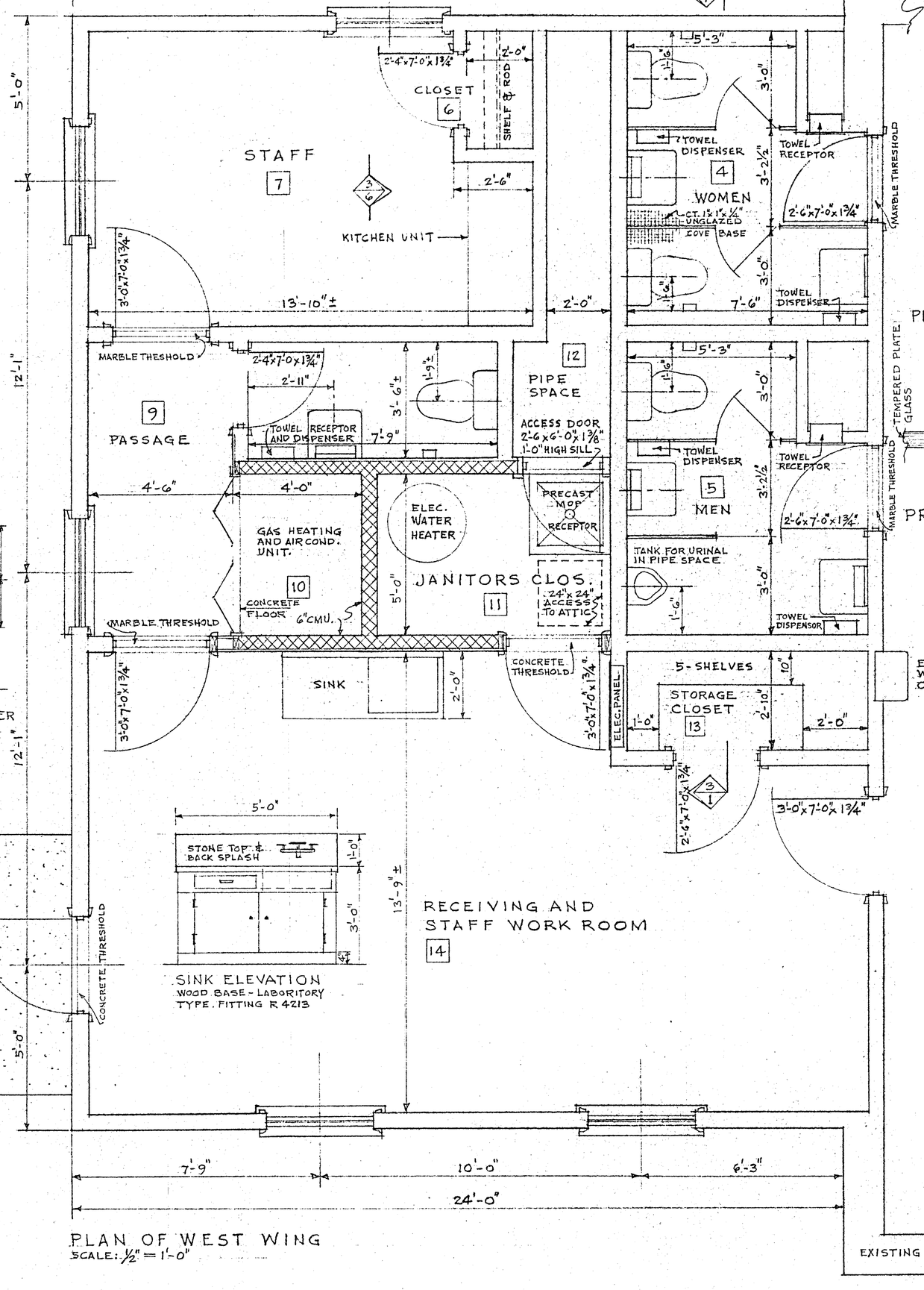
SECTION 3/2
SCALE: ½" = 1'-0"



SECTION 3/3



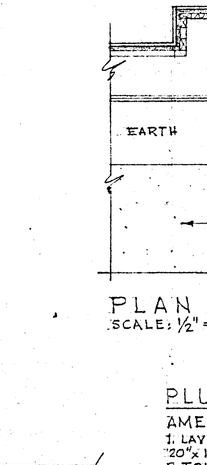
TYPICAL 3'-0" INTERIOR DOOR



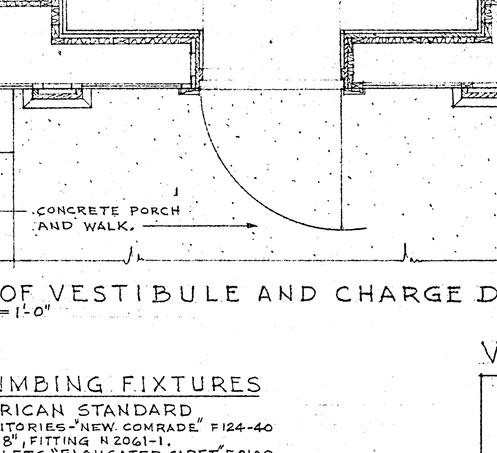
PLAN OF WEST WING
SCALE: ½" = 1'-0"

SIDE FRONT
ELECTRIC WATER COOLER
HALSEY TAYLOR RWM 13A
SCALE: ½" = 1'-0"

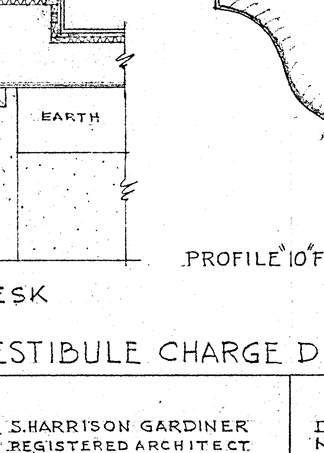
SINK ELEVATION
WOOD BASE - LABORITORY TYPE. FITTING R 4213



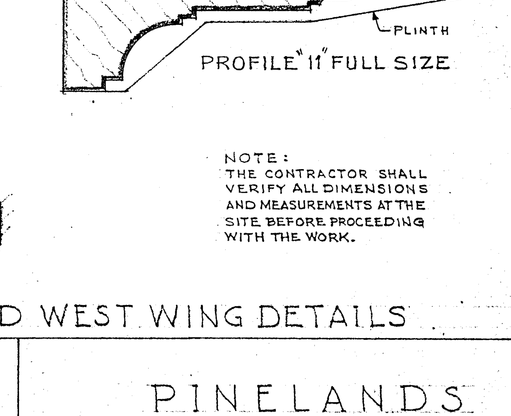
PROFILE "9" FULL SIZE



ELEVATION 3/4
SCALE: ½" = 1'-0"



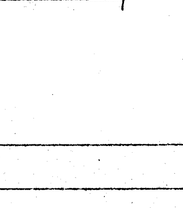
ELEVATION 3/5



KITCHENETTE UNIT: ROE 5-63 INTEGRAL ENDS FOR RECESS STAINLESS STEEL COUNTERTOP ACME - NATIONAL REFRIGERATION CO. INC. ASTORIA, N.Y.

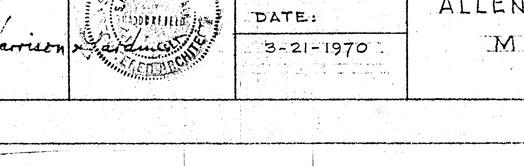
TYPICAL 2'-4" DOOR

ELEVATION 3/6

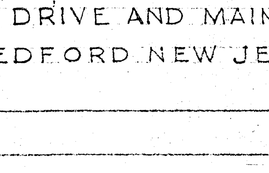


PROFILE "12" F.S.

CHARGE DESK 15



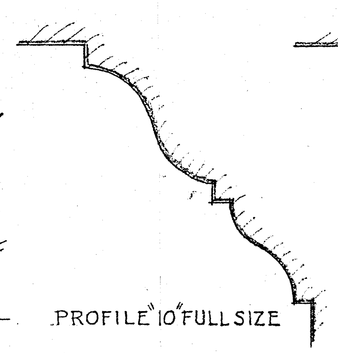
SECTION 3/7



SECTION 3/8

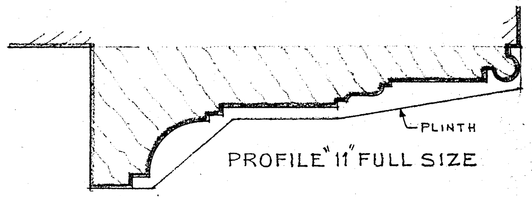
ABREVIATIONS
AT. = ACOUSTIC TILE
CO. = CONCRETE
CPT. = CARPET
CT. = CERAMIC TILE
DW. = DRY WALL
FF. = FACTORY FINISH
LT. = LIGHTING SYSTEM
PD. = PAINTED
RM. = RUBBER MAT.
WD. = WOOD
CMU. = CONCRETE MASONRY UNIT

ROOM	ROOM NUMBER	FLOOR FINISH	WALLS BASE	WALLS SURFACE	CEILING SURFACE	CEILING HEIGHT	FINISH WALL	FINISH CEILING	REMARKS	DETAILS ON DWG. NUMBER
VESTIBULE	1	RM.	WD.	WD.	DW.	7-11¾	PD.	PD.	RUBBER MAT RECESSED	3
LIBRARY	2	CPT.	WD.	DW.	LT. DW.	8'-9"	PD.	FF. PD.	STACKS AND CARRELS N.I.C.	2
READING	3	CPT.	WD	DW.	DW.	9'-0"	PD.	PD.		2
WOMEN'S TOILET	4	CT.	CT.	CT.	AT.	8'-0	—	FF.		3
MEN'S TOILET	5	CT.	CT.	CT.	AT.	8'-0	—	FF.		3
CLOSET	6	CPT.	WD.	DW.	DW.	8'-0	PD.	PD.		3
STAFF	7	CPT.	WD.	DW.	AT.	9'-0"	PD.	FF.	KITCHEN UNIT	3
STAFF TOILET	8	CT.	CT.	CT.	AT.	8'-0	—	FF.		3
PASSAGE	9	CT.	CT.	DW.	DW.	9'-0"	PD.	PD.		3
HEATER SPACE	10	CO.	CT.	CMU.	DW.	9'-0"	—	—		3
JANITOR'S CLOSET	11	CO.	WD.	CMU. DW.	DW.	9'-0"	PD.	PD.	MOP RECEPTOR, TERRAZZO.	3
PIPE SPACE	12	CO.	—	—	DW.	9'-0"	—	—		3
STORAGE CLOSET	13	CPT.	WD.	DW.	DW.	9'-0"	PD.	PD.		3
REC. & STAFF WORK RM.	14	CPT.	WD.	DW.	AT.	9'-0"	PD.	FF.		3
CHARGE DESK	15	CPT.	WD.	WD.	LT.	8'-9"	PD.	FF.		3



PLAN OF VESTIBULE AND CHARGE DESK
SCALE: ½" = 1'-0"

PROFILE "10" FULL SIZE



PROFILE "11" FULL SIZE

NOTE:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

PLUMBING FIXTURES
AMERICAN STANDARD
1. LAVITORIES - "NEW COMRADE" F 124-40 20"x18", FITTING N 2061-1.
2. TOILETS - "ELONGATED CADET" F 2109 SEAT 395-C WHITE.
3. URINAL - "ALLBROOK" F 6540-8, TANK IN PIPE SPACE 12.

VESTIBULE CHARGE DESK AND WEST WING DETAILS

S. HARRISON GARDINER
REGISTERED ARCHITECT
CAMP HILL PENNSYLVANIA

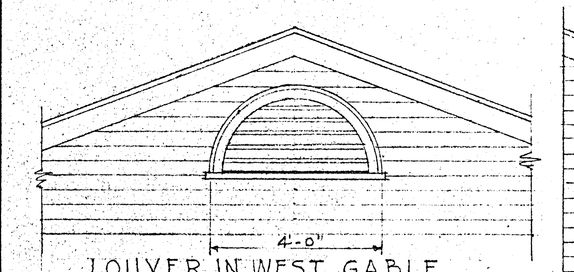
CERTIFICATE NO. C-3038

DRAWING NUMBER 3

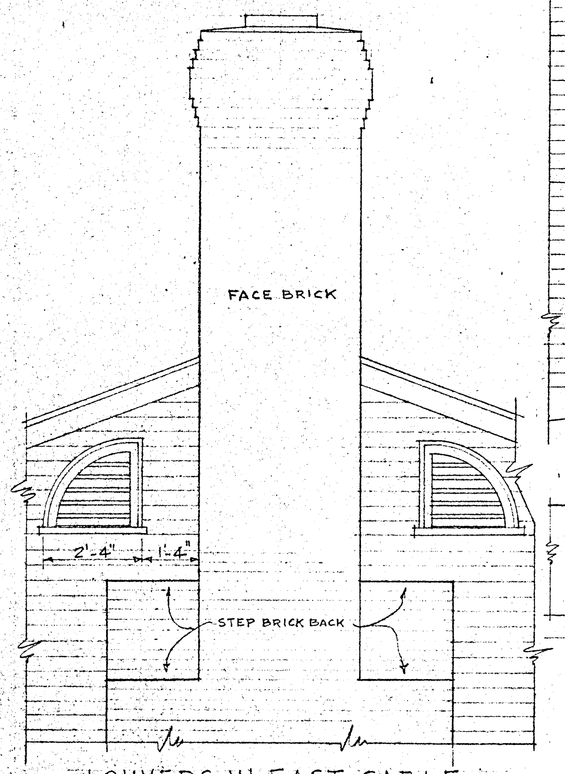
COMM. NO. 691

DATE: 3-21-1970

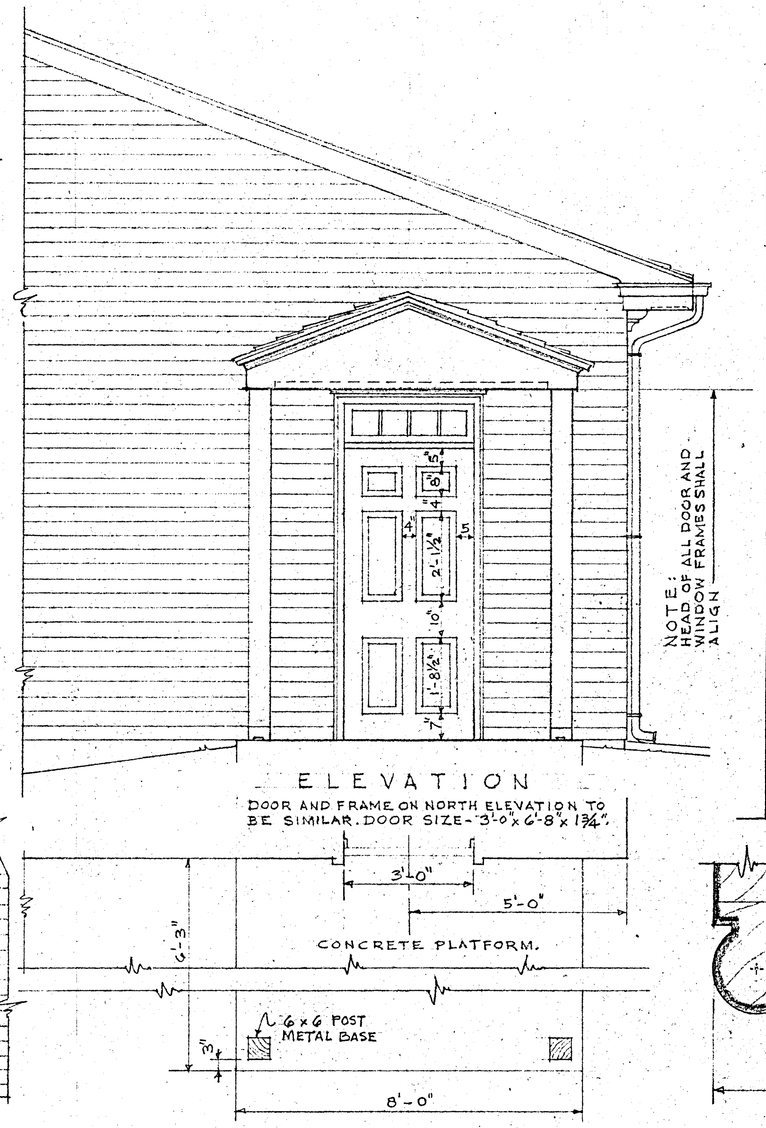
PINELANDS
COUNTY LIBRARY BRANCH
MEDFORD TOWNSHIP
ALLEN DRIVE AND MAIN STREET
MEDFORD NEW JERSEY



LOUVER IN WEST GABLE
SCALE: ½"=1'-0"

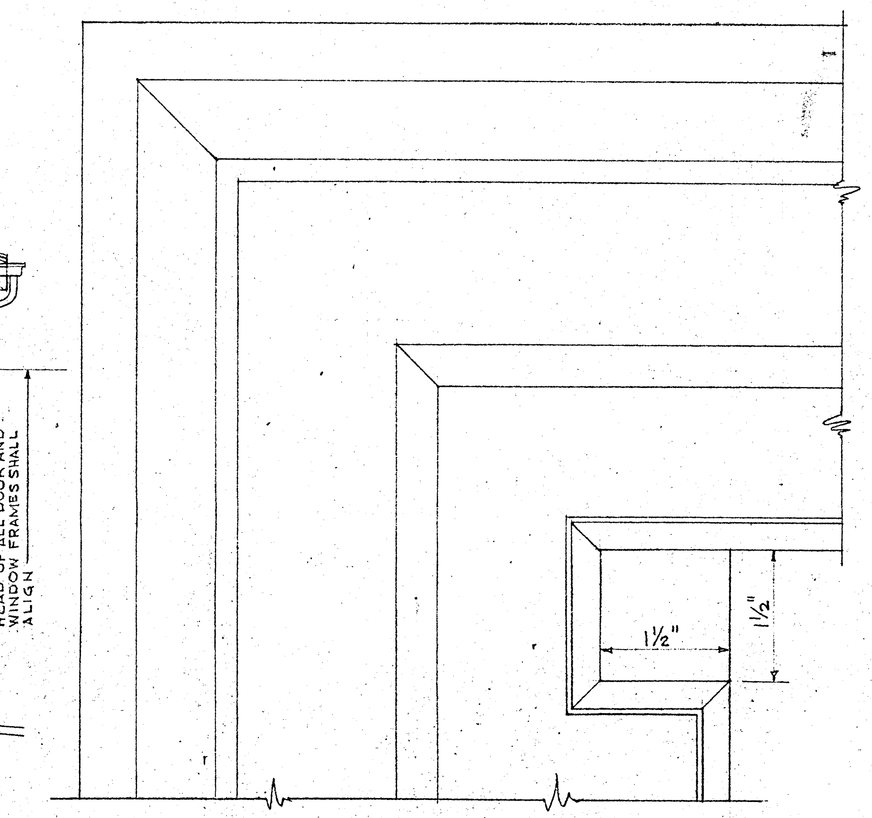


LOUVERS IN EAST GABLE
SCALE: ½"=1'-0"

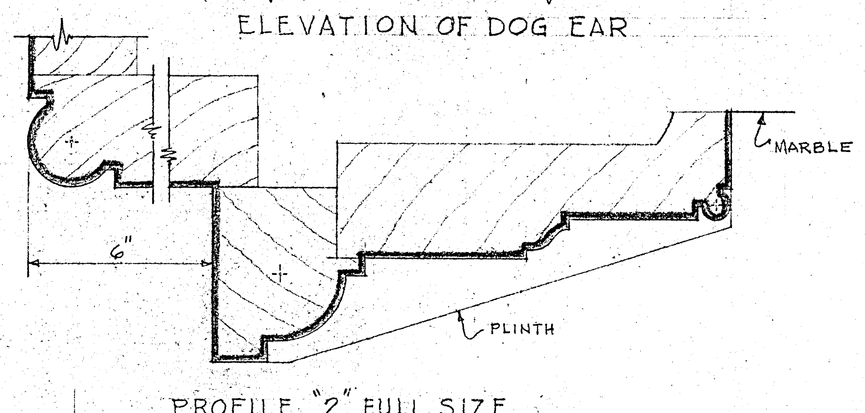


ELEVATION
DOOR AND FRAME ON NORTH ELEVATION TO BE SIMILAR. DOOR SIZE - 3'-0" x 6'-8" x 1¾".

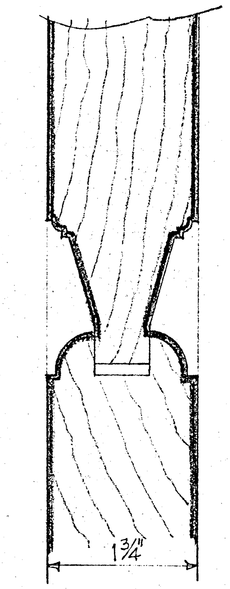
PLAN OF WEST ENTRANCE
SCALE: ½"=1'-0"



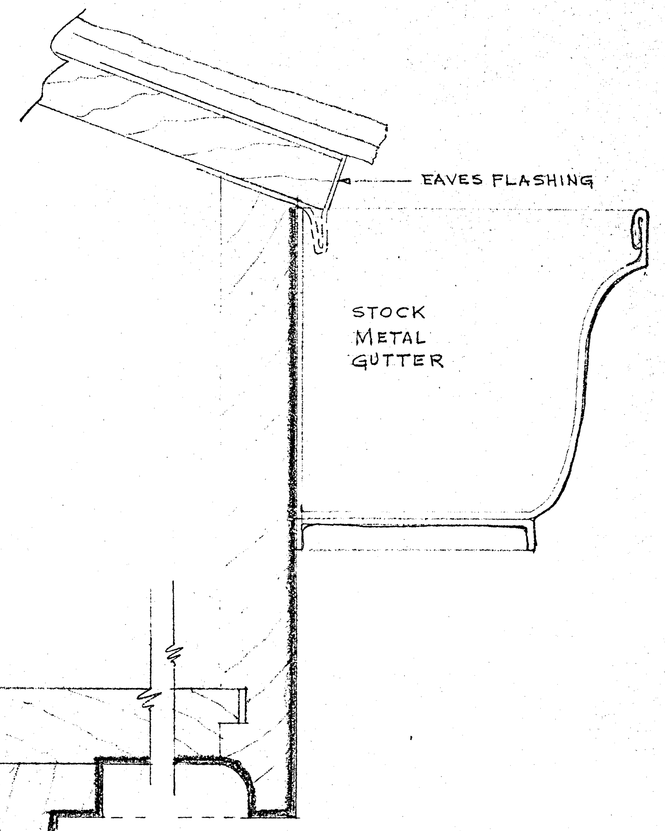
ELEVATION OF DOG EAR



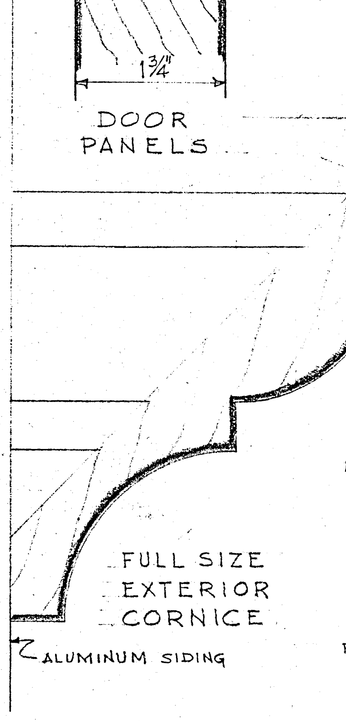
PROFILE "2" FULL SIZE



DOOR PANELS

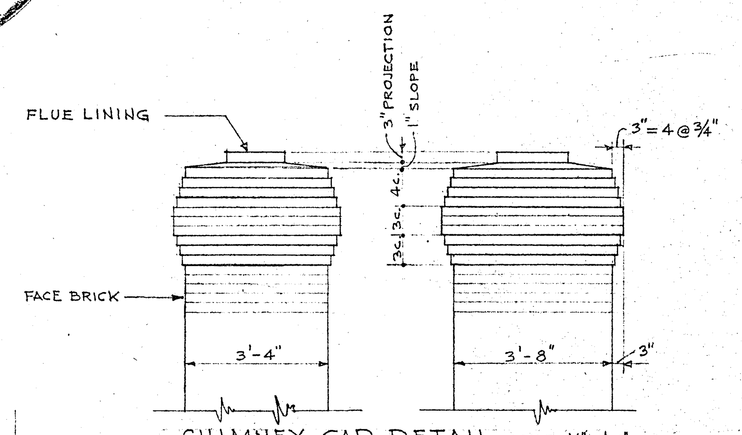


BED MOULD AT EAVES



FULL SIZE EXTERIOR CORNICE

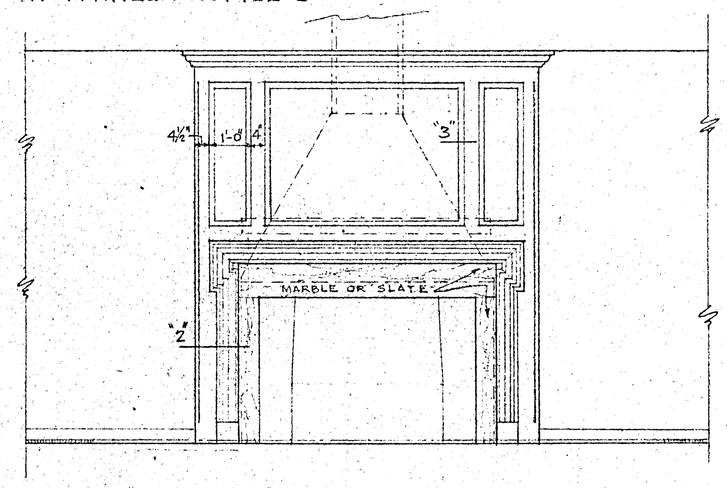
ALUMINUM SIDING



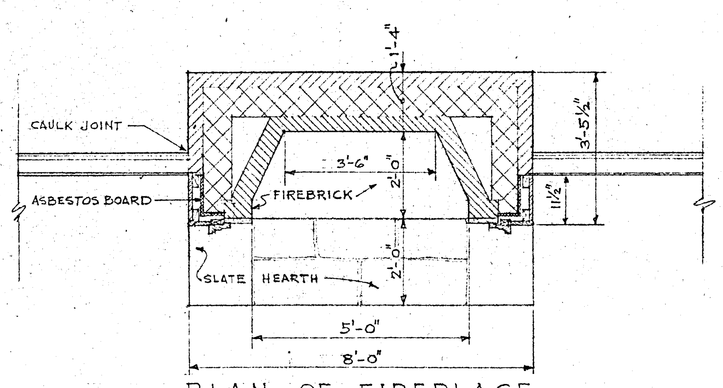
CHIMNEY CAP DETAIL SCALE: ½"=1'-0"

FIREPLACE DETAILS

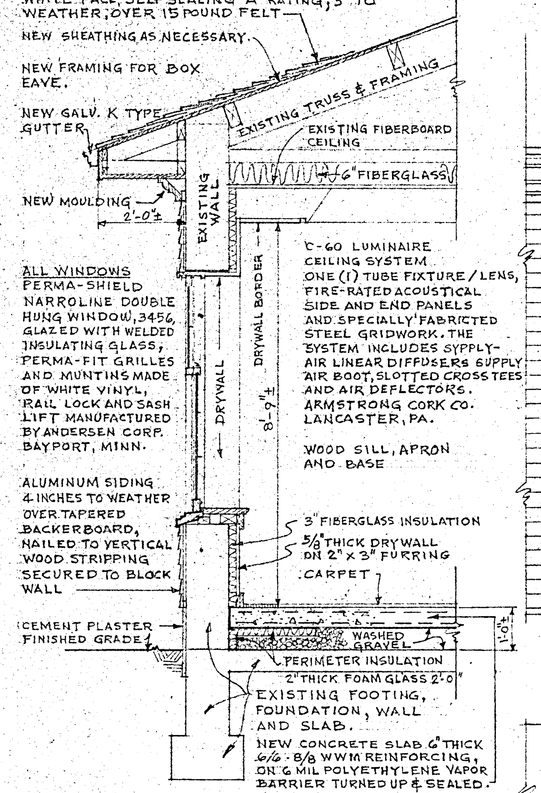
F.S. PANEL PROFILE "3"



ELEVATION OF FIREPLACE



PLAN OF FIREPLACE
SCALE: ½"=1'-0"



WALL SECTION THRU EXISTING BUILDING AS TO BE RENOVATED
SCALE: ½"=1'-0"

MATERIAL INDICATIONS

- CONCRETE
- CONCRETE MASONRY UNITS
- FACE BRICK
- FIRE BRICK
- THERMAL INSULATION
- WOOD
- GRAVEL (WASHED)
- EARTH
- WOOD FRAMING
- MARBLE

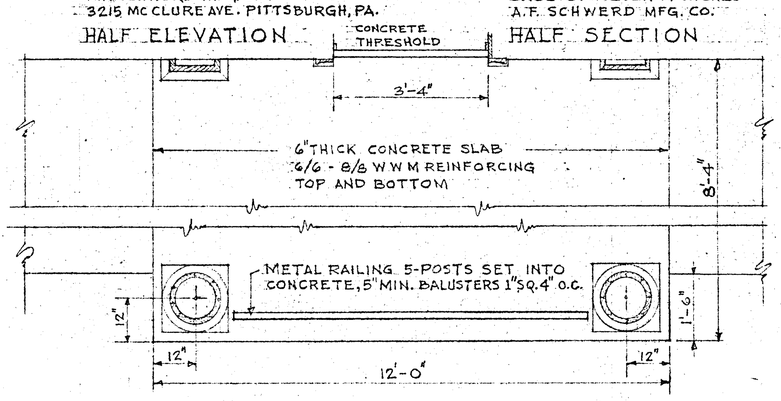
TWO EXTERIOR COLUMNS - TUSCAN ORDER 100A PLAN TYPE A, BASE DIA. 14" A.F. SCHWERD MFG. CO. 3215 MCCLURE AVE. PITTSBURGH, PA.

TWO EXTERIOR PILASTERS TUSCAN ORDER 100A TYPE F BASE DIAMETER 14 INCHES A.F. SCHWERD MFG. CO.

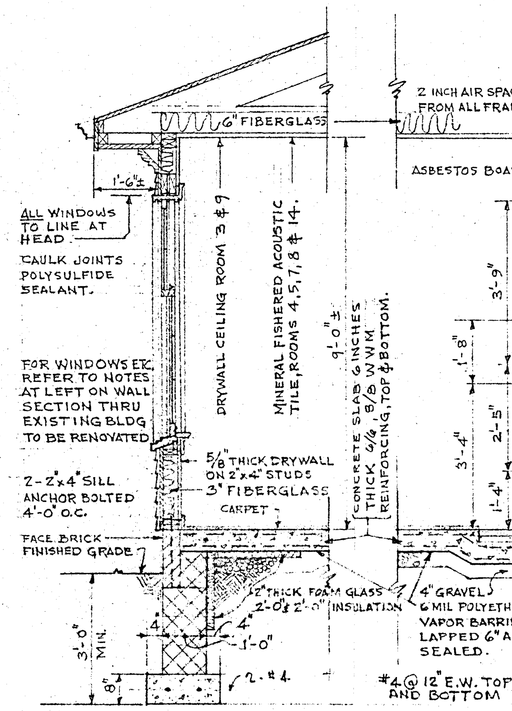
HALF ELEVATION

CONCRETE THRESHOLD

HALF SECTION



PLAN OF ENTRANCE PORTICO
SCALE: ½"=1'-0"



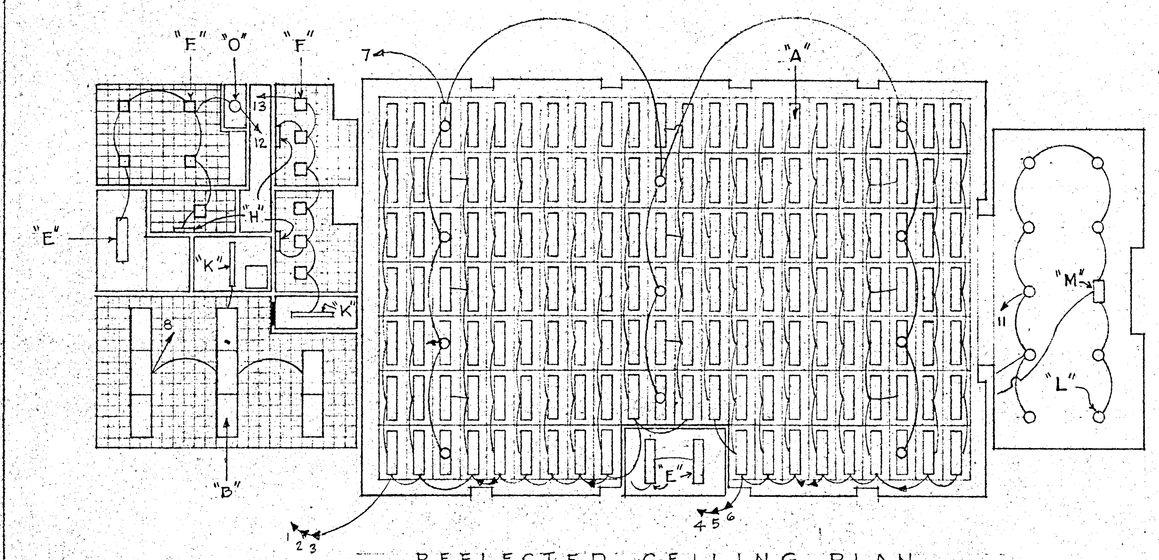
TYPICAL WALL SECTION NEW WINGS

SECTION THRU FIREPLACE

NOTE:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

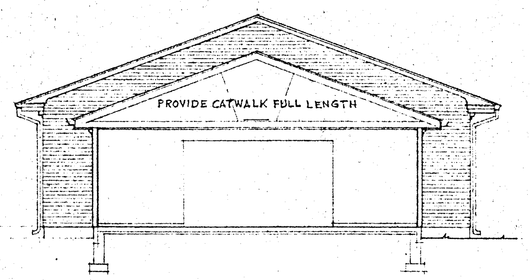
DETAILS SECTIONS AND PROFILES

S HARRISON GARDINER REGISTERED ARCHITECT CAMP HILL PENNSYLVANIA	DRAWING NUMBER 2	PINELANDS COUNTY LIBRARY BRANCH MEDFORD TOWNSHIP ALLEN DRIVE AND MAIN STREET MEDFORD NEW JERSEY
CERTIFICATE NO. C-3038 S. Harrison Gardiner	COMM No. 691 DATE: 3-21-1970	

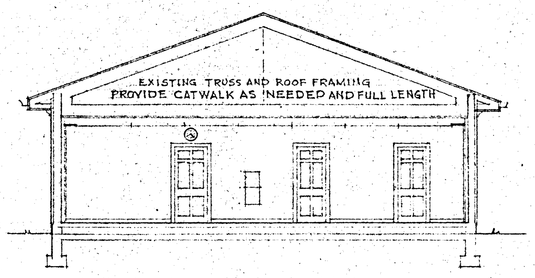


REFLECTED CEILING PLAN

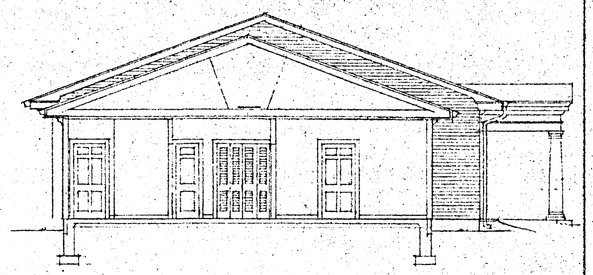
SHOWING CEILING LIGHTS AND CIRCUITS. SEE DRAWING NO. 4. FOR ADDITIONAL LIGHTING AND CIRCUITING INFORMATION.



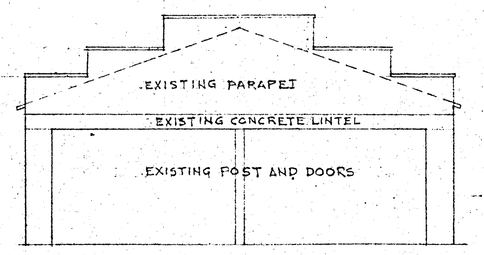
SECTION A-A



SECTION B-B

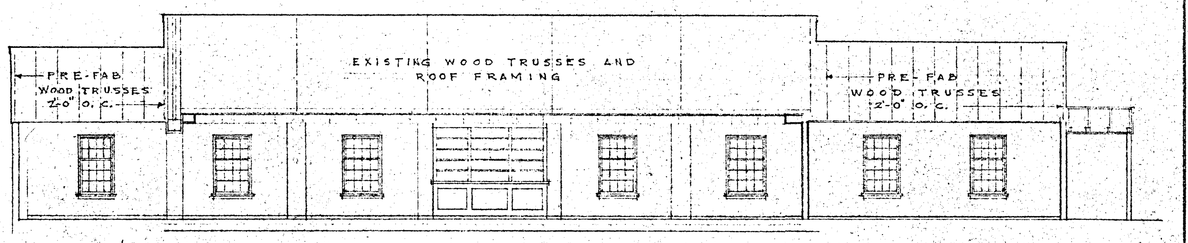


SECTION C-C

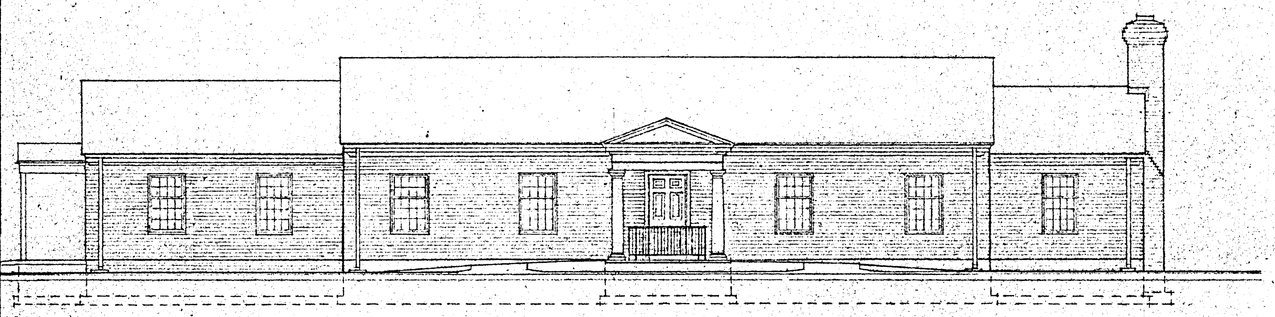


EXISTING EAST ELEVATION

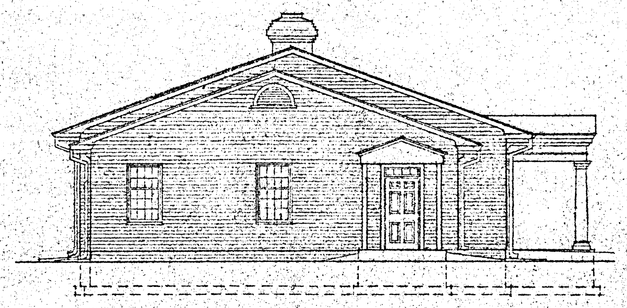
NOTE:
SHORE UP ROOF AT THE EAST END OF THE BUILDING BEFORE REMOVING PARAPET, LINTEL, POST AND DOORS. BUILD NEW PARTITION TO SUPPORT ROOF.



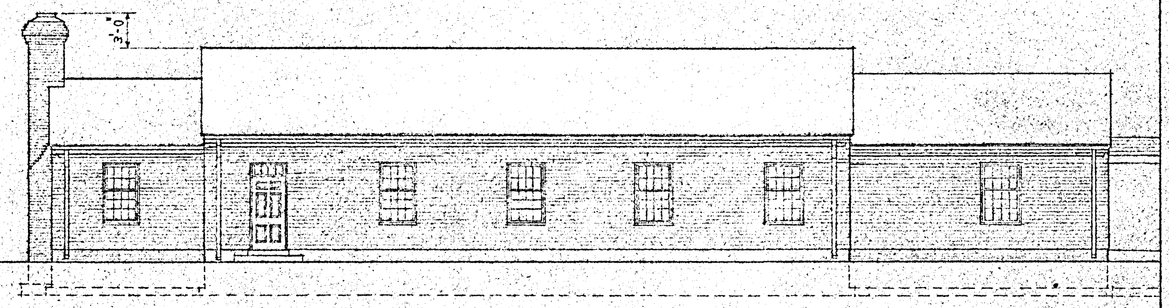
LONGITUDINAL SECTION



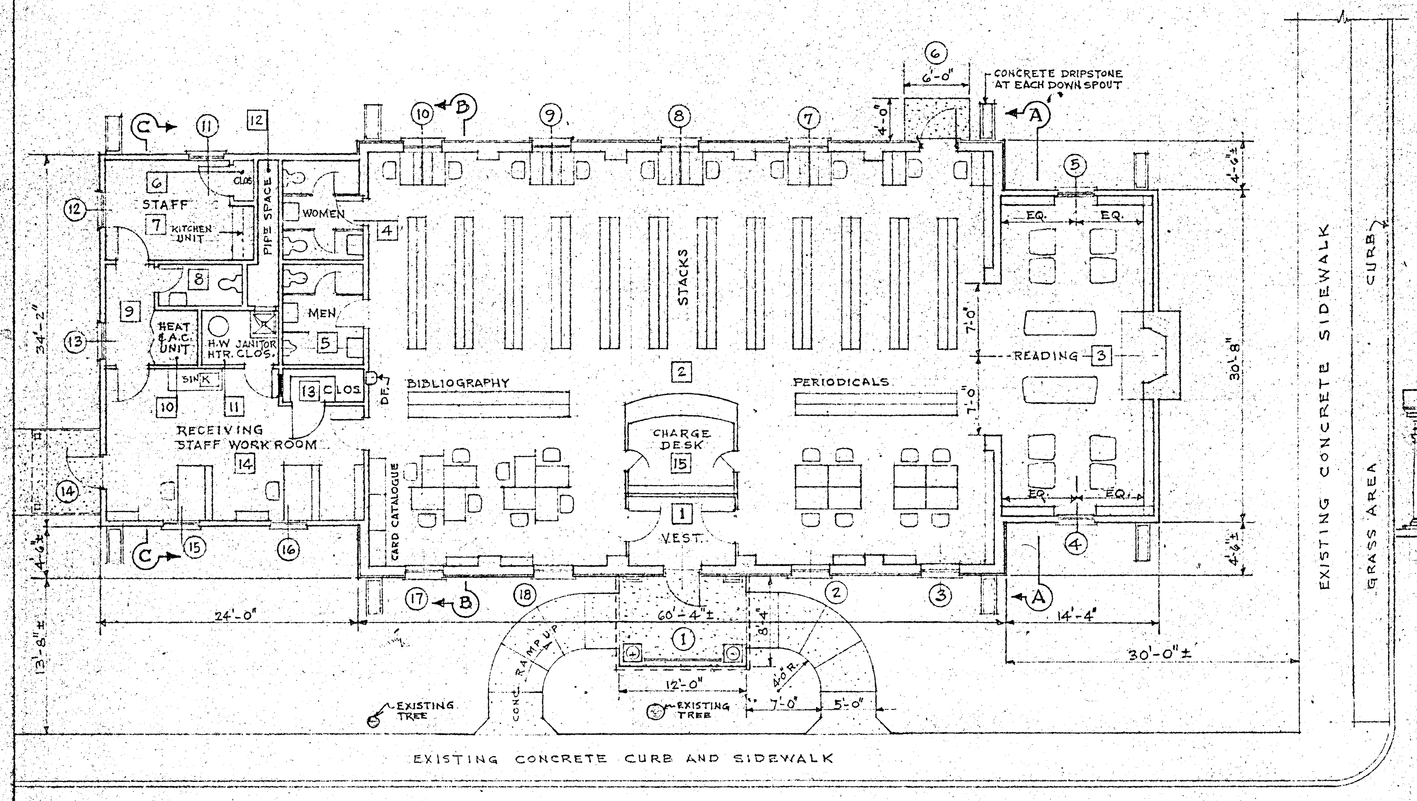
SOUTH ELEVATION



WEST ELEVATION

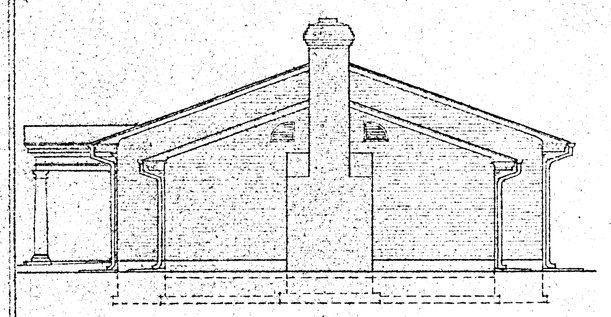


NORTH ELEVATION



PLAN

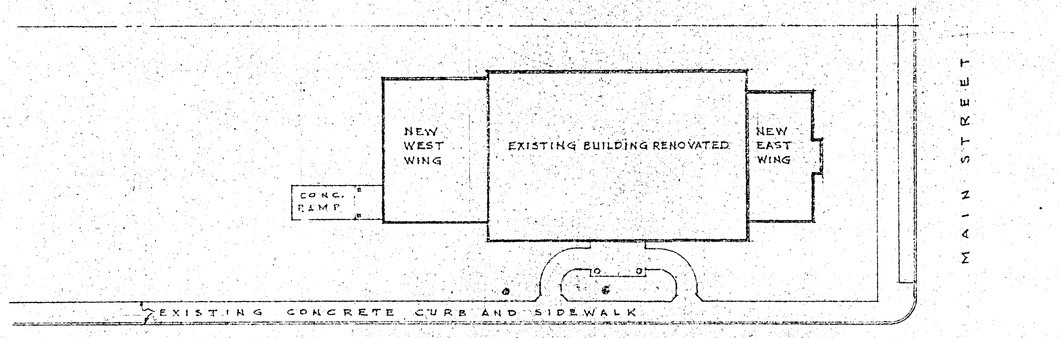
SCALE: ⅛"=1'-0"



EAST ELEVATION

LEGEND

- □ SPACE NUMBER
- ○ EXTERIOR OPENING
- ◇ DRAWING NUMBER / SECTION NUMBER



SITE PLAN

SCALE: 1" = 20'-0"

NOTE:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

14
30
420

34
24
136
68
816

PLANS SECTIONS AND ELEVATIONS

S. HARRISON GARDINER
REGISTERED ARCHITECT
CAMP HILL PENNSYLVANIA

DRAWING NUMBER 1

CERTIFICATE NO. C-3038

S. Harrison Gardiner

COMM NO. 691

DATE: 3-21-1970

PINELANDS
COUNTY LIBRARY BRANCH
MEDFORD TOWNSHIP
ALLEN DRIVE AND MAIN STREET
MEDFORD NEW JERSEY

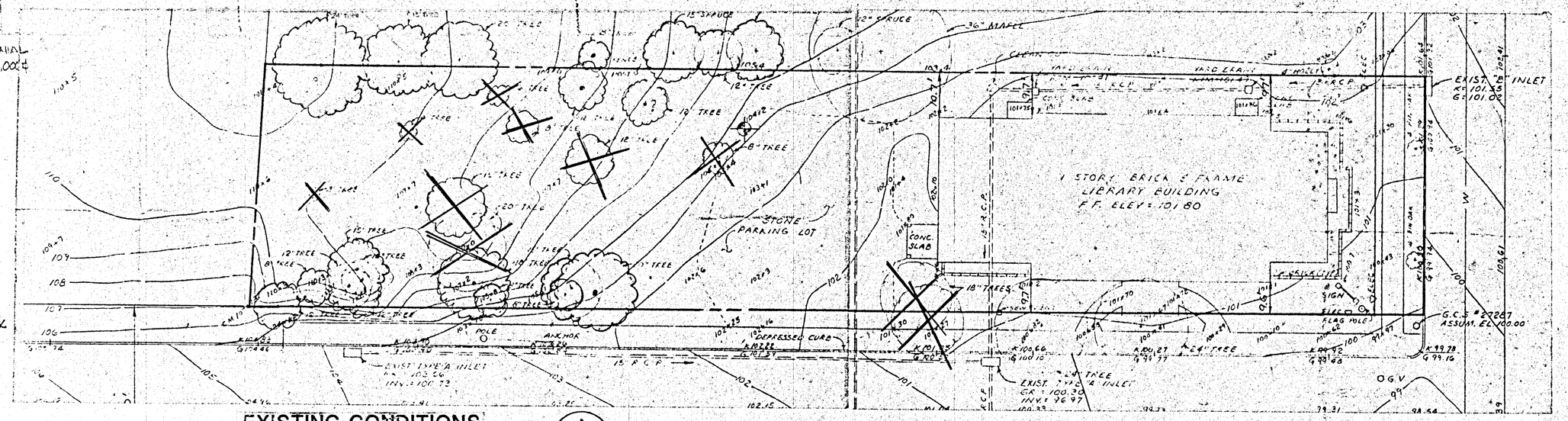
1705-7

GENERAL NOTES

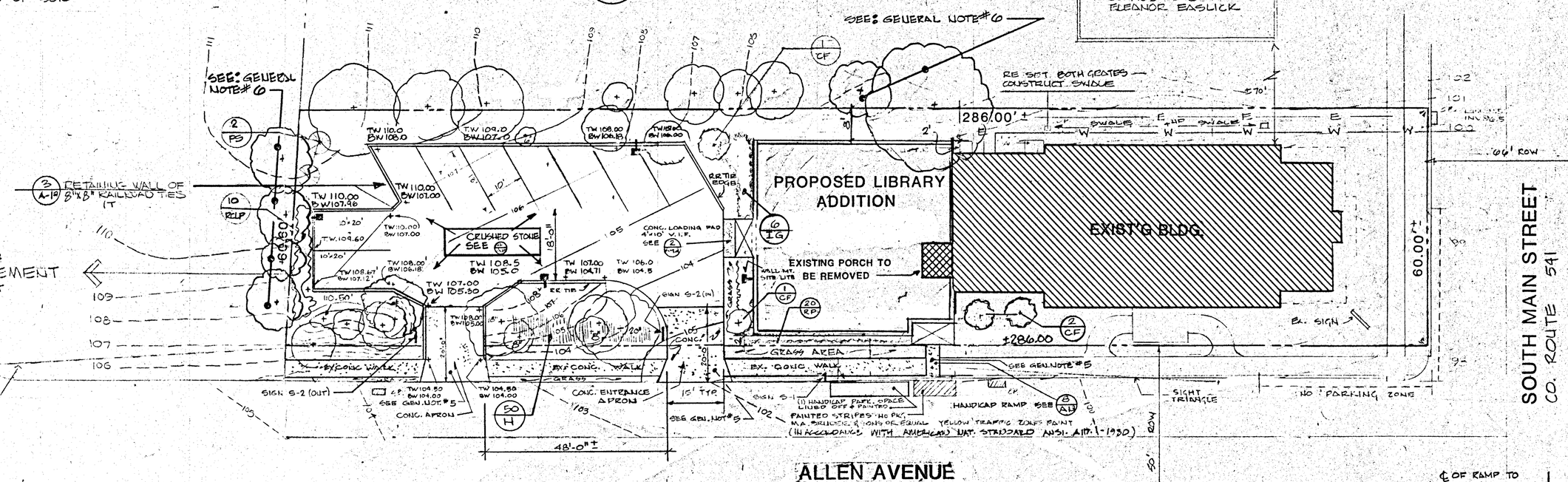
1. ALL DISTURBED AREAS SHALL BE RESEEDED WITH A MIXTURE OF 40% KY. BLUE, 30% PERENNIAL RYE, 10% ¼ADE, 20% RED FESCUE. SEED 4 LBS/1,000 ☐'
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. LANDSCAPE TIES SHALL BE 6"-8"x8' PRESSURE TREATED IN ACCORDANCE W/ THE STANDARDS OF THE AM. WOOD PRESERVE. ASSN C-1-78 & C-2-78. TIES SECURED WITH 3/4" LONG #8 BARS 3@ TIE/ SEE DETAIL FOR RAILROAD TIE WALL
4. ALL PLANTED MATL. TO BE GUARANTEED FOR A PERIOD OF 1 YR. FROM DATE OF FINAL COMPLETION. CONTRACTOR TO REPLACE ANY DEAD MATERIAL AT NO COST TO OWNER WITHIN ONE (1) YEAR.
5. IN CONDITIONS WHERE EXIST. CONC. SIDEWALK IS BEING DEMO. TO ALLOW FOR NEW CURB CUTS, HANDICAP RAMP, ETC., ADJACENT EXIST. CONC. IS TO BE REMOVED & REPLACED TO NEXT CONTROL JOINT.
6. PRUNE & ROOT CUT-BACK TREES EXISTING ON NEIGHBORING PROPERTIES BUT ENCROACHING UPON PUBLIC LIBRARY PROPERTY. PRUNE ENTIRE TREE. CUT-BACK ROOTS AS THEY EFFECT PUBLIC LIBRARY PROPERTY ONLY. ROOT CUT BACK TO BE DONE ON AN "UNCLASSIFIED BASIS" REGARDLESS OF SOIL OR GROUND WATER CONDITIONS.

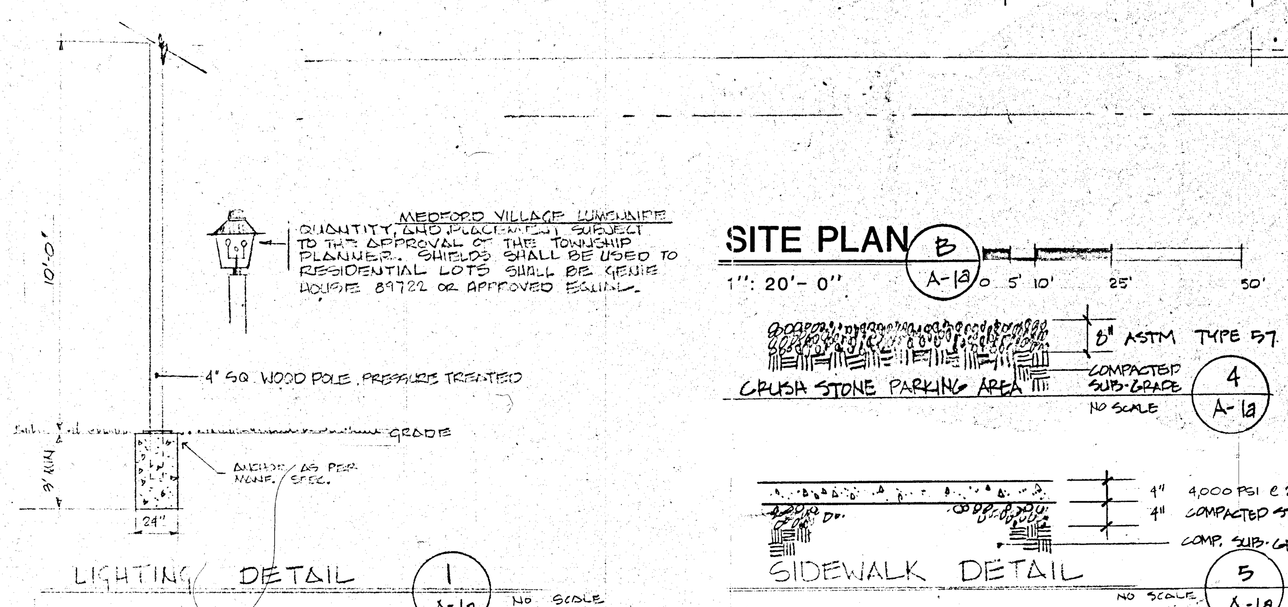
BL. 1705 L. 1
MICHAEL P. & MARY H. MILLISKY

BL-1705 L.1
MICHAEL P & MARY H. MILLISKY



EXISTING CONDITIONS (A / A-1a) 20 SCALE

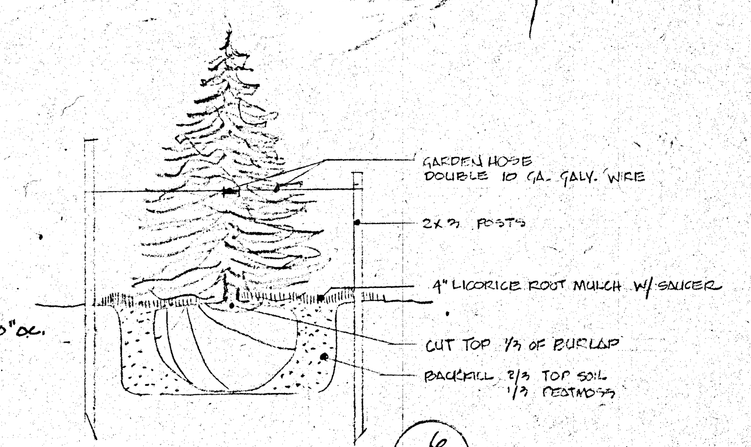




PLANT SCHEDULE

SYMBOL	PLANT	QUANTITY	SIZE	REMARKS
PS	WHITE PINE PINUS STROBUS	2	4-5'	B&B FULL
CF	FLOWERING DOGWOOD CORNUS FLORIDA	4	6-8'	B&B PINK
RP	P.J.M. RHODODENDRON RHODO. 'PJM'	80	24-30"	B&B 24" O.C.
H	ORTULLY HEMEROCALLIS "PLANT IN MULCH PLANT BED"	50	6" CANS	CANS YELLOW
IG	COMPACT INKBERRY HOLLY ILEX GLABRA 'COMPACTA'	6	24-30"	B&B 24" O.C.
RLLP	LEES PURPLE RHODO. RHODO. CATAWBIENSE LEES PURPLE	10	18-24"	CANS (3' O.C.

ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK, FREE OF DISEASE AND BROKEN BRANCHES. PLANTS SHALL BE TRUE TO FORM OF SPECIES AND VARIETY.



(TYPICAL) PLANTING DETAIL 6 A-1a

LEGEND

- LIGHT SEE (4)
- S-1 HANDICAPPED PARKING ONLY SIGN/STL HANDICAP SYMBOL W WHITE LETTERS
- S-2 DIRECTIONAL SIGN "IN" & "OUT" SEE (7/A-1a)
- -E- ELECTRIC SERVICE
- -W- WATER SERVICE
- BORING
- INDICATES EXISTING TREE TO BE REMOVED

SITE DATA

	EXISTING	PROPOSED
LOT SIZE	17,254 SF ± 0.39 Ac	—
BUILDING COVER	3,922 SF 22.7%	6,922 SF 37.2%
IMPERVIOUS COVER	4,350 SF 25.2%	6,950 SF 40.2%
PARKING SPACES:	=7	9

ZONE: PPE PARK PUBLIC EDUCATION

APPROVALS

CHAIRMAN, MEDFORD PLANNING BOARD	DATE
SECRETARY, MEDFORD PLANNING BOARD	DATE
ENGINEER, MEDFORD PLANNING BOARD	DATE
CHAIRMAN, BURLINGTON CO. PLANNING BOARD	DATE

THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD

APPROVED
Blizzelbuster
Jay Hawkins

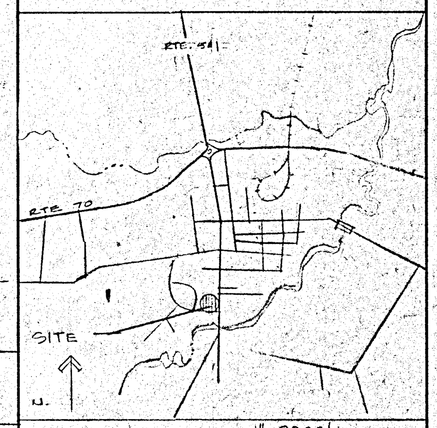
PROPERTIES WITHIN 200 FEET

BLOCK 1705	LOT 8	ELEANOR EASLICK
BLOCK 1705	LOT 9	ETTA C. BRADDOCK
BLOCK 1703	LOT 1	DARWOOD & MILDRED C. POWELL
BLOCK 1703	LOT 2	JAMES H. & LORRAINE B. WILLITS
BLOCK 1703	LOT 8	JAMES D. & HARRIET C. EICHELBROT
BLOCK 1901	LOT 15	LANA CHENIER
BLOCK 1901	LOT 16	HAROLD E. ENSLICK
BLOCK 1901	LOT 17	RUSSELL T. & LYNN B. FIRTH
BLOCK 1901	LOT 18	GARY TISDO
BLOCK 1901	LOT 19	JOHN E. McQUADE JR.
BLOCK 1901	LOT 20	ROBERT N POWELL
BLOCK 1901	LOT 21	HERBERT J. & EDITH P. HARRIETT
BLOCK 1901	LOT 22	TOWNSHIP OF MEDFORD
BLOCK 906.01	LOT 14	TOWNSHIP OF MEDFORD
BLOCK 906.01	LOT 17	TOWNSHIP OF MEDFORD
BLOCK 1705	LOT 1	MICHAEL & MARY P. MILISKY
BLOCK 1705	LOT 2	JOS. C & KARREN A SAITA
BLOCK 1705	LOT 6	PAUL & EDITH M. GREGER

NO	DATE	
6	8-9-84	RAMP, PATIO EDGE
7	8-24-84	BLDG. DETAILS, LANDSCAPING
8	8-27-84	LIGHTS, LOT 1 PER PLANNER
9	9-22-85	REDUCTION OF FRONT SET BACK

RECEIVED MAR 25 1985 (4)

RAGAN DESIGN GROUP
114 CHESTNUT STREET
PHILADELPHIA, PA. 19106
(215) 923-1997
ARCHITECTS, LANDSCAPE ARCHITECTS
COMMUNITY & ENVIRONMENTAL PLANNERS



KEY MAP 1"=2000'±

TAX SHEET 17
BLOCK 1705, LOT 7
MEDFORD TOWNSHIP
APPLICATION NO: 6PR-5176

OWNER

MEDFORD TOWNSHIP
17 N. MAIN STREET
MEDFORD, NJ 08055

PROJECT

PINELANDS LIBRARY ADDITION

BURLINGTON COUNTY PUBLIC LIBRARY

ALLEN AVE. & SOUTH MAIN ST.
MEDFORD, NEW JERSEY

REVISION NO	DATE	DESCRIPTION
1	7/1/83	BLDG. ADDITIONS & NEW PARKING LOT
2	11/19/84	PARKING LOT
3	6/5/85	PARKING LOT
4	7/16/85	GEN'L SITE PLAN REVISION
5	7/17/84	GEN'L PEC TWP.
6	10-10-84	DATE SEPT. 11, 1984

SCALE / ORIENTATION

DRAWING NUMBER
A - 1a
2 OF 9

DRAWING TITLE
SITE PLAN

RICHARD R. RAGAN
REGISTERED ARCHITECT
C-6927

GENERAL NOTES

1. ALL DISTURBED AREAS SHALL BE RE-SEEDED WITH A MIXTURE OF 40% KY. BLUE, 30% PERENNIAL RYE, 10% GLADE, 20% RED FESCUE. SEED 4LBS/1000 SF
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. LANDSCAPE TIES SHALL BE 6"x8"x8' PRESSURE TREATED IN ACCORDANCE W/ THE STANDARDS OF THE NAT. WOOD PRESERVE. ASSN C-1-78 & C-2-78. TIES SECURED WITH 3/4" LONG #8 BARS SEE TIE / SEE DETAIL FOR RAILROAD TIE WALL
4. ALL PLANTED MATL. TO BE GUARANTEED FOR A PERIOD OF 1 YR. FROM DATE OF FINAL COMPLETION, CONTRACTOR TO REPLACE ANY DEAD MATERIAL AT NO COST TO OWNER WITHIN ONE (1) YEAR.
5. IN CONDITIONS WHERE EXIST. CONC. SIDEWALK IS BEING DEMO. TO ALLOW FOR NEW CURB CUTS, HANDICAP RAMP ETC. "ARCHITECT" EXIST. CONC. IS TO BE REMOVED & REPLACED TO NEXT CONTROL JOINT.
6. PRUNE & ROOT CUT-BACK TREES EXISTING ON NEIGHBORING PROPERTIES BUT ENCROACHING UPON PINELANDS LIBRARY PROPERTY. PRUNE ENTIRE TREES, CUT-BACK ROOTS AS THEY EFFECT PINELANDS LIBRARY PROPERTY ONLY. ROOT CUT BACK TO BE DONE ON AN "UNGUARDED" BASIS REGARDLESS OF SOIL OR GROUND WATER CONDITIONS.

BL. 1705 L. 1
MICHAEL P. & MARY H. MILLISKY

BL-1705 L-1
MICHAEL P. & MARY H. MILLISKY

BL. 1705 L. 8
ELEANOR EASLICK

EXISTING CONDITIONS A / A-1a — 20 SCALE

1 STORY BRICK & FRAME LIBRARY BUILDING F.F. ELEV: 101.80

EXIST. 2' INLET

EXIST. TYPE A INLET

EXIST. 2' INLET

EXIST. 3' INLET

O.G.V.

G.C.I. #22867 ASSUM. EL. 100.00

3 STORE PARKING LOT

CONC. SLAB

18" TREES

12" TREE

8" TREE

SEE GENERAL NOTE #6

RE-SET BOTH CURBS — CONSTRUCT ENTRANCE

286.00'±

PROPOSED LIBRARY ADDITION

EXIST'G BLDG.

EXISTING PORCH TO BE REMOVED

CRUSHED STONE SEE

CONC. LOADING PAD 4"x10' V.I.F. SEE

RETAINING WALL OF 8"x8" RAILROAD TIES

GROWTH MANAGEMENT SOUTH

SIGHT TRIANGLE

SIGHT TRIANGLE

NO PARKING ZONE

NO PARKING ZONE

60.00'±

66' ROW

SOUTH MAIN STREET
CO. ROUTE 541

EX. SIGN

EX. CONC. WALK

GRASS AREA

CONC. ENTRANCE APRON

SEE GEN. NOTE #5

HANDICAP RAMP SEE A-1a

HANDICAP PARK. SPACE 10'x20' UNLESS OTH. STIPULATED PAINTED STRIPING PER M.U. STANDARD & CONFORM. YELLOW TRAFFIC ZONE PAINT (IN ACCORDANCE WITH ANSI A117.1-1980)

48'-0"±

ALLEN AVENUE

NO PARKING ZONE

¢ OF RAMP TO MATCH ¢ OF MAIN ENT. DOORS

SITE DATA

	EXISTING	PROPOSED
LOT SIZE	17,254 SF ±0.39 Ac	—
BUILDING COVER	3,922 SF 22.7%	6,422 SF 37.2%
IMPERVIOUS COVER	4,350 SF 25.2%	6,950 SF 40.2%
PARKING SPACES:	7	9

ZONE: PPE PARK PUBLIC EDUCATION

APPROVALS

CHAIRMAN, MEDFORD PLANNING BOARD	1/14/85 DATE
SECRETARY, MEDFORD PLANNING BOARD	1/14/85 DATE
ENGINEER, MEDFORD PLANNING BOARD	DATE
CHAIRMAN, BURLINGTON CO. PLANNING BOARD	DATE

THIS PLAN IS HEREBY APPROVED BY THE BURLINGTON COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE BURLINGTON COUNTY PLANNING BOARD

RECEIVED JAN 9 1985

PROPERTIES WITHIN 200 FEET

BLOCK 1705	LOT 8	ELEANOR EASLICK
BLOCK 1705	LOT 9	ETTA G. BRADDOCK
BLOCK 1703	LOT 1	DARWOOD & MILDRED G. POWELL
BLOCK 1703	LOT 2	JAMES H. & LORRAINE E. WILLITS
BLOCK 1703	LOT 8	JAMES D. & HARRIET C. EICKELBROT
BLOCK 1901	LOT 15	LANA CHEVIER
BLOCK 1901	LOT 16	HAROLD E. EASLICK
BLOCK 1901	LOT 17	RUSSELL T. & LYNN B. FIRTH
BLOCK 1901	LOT 18	GART 19500
BLOCK 1901	LOT 19	JOHN E. McQUADE JR.
BLOCK 1901	LOT 20	ROBERT N POWELL
BLOCK 1901	LOT 21	HERBERT J. & EDITH P. HARRIETT
BLOCK 1901	LOT 22	TOWNSHIP OF MEDFORD
BLOCK 906.01	LOT 14	TOWNSHIP OF MEDFORD
BLOCK 906.01	LOT 17	TOWNSHIP OF MEDFORD
BLOCK 1705	LOT 1	MICHAEL & MARY P. MILLISKY
BLOCK 1705	LOT 2	JOS. C. & KATHRYN A. SALTA
BLOCK 1705	LOT 6	PAUL & RUTH M. GIERASCH

NO	DATE	
6	8-9-84	RAMP, RETIE EDGE
7	8-24-84	BLDG., DETAILS, LANDSCAPING
8	8-27-84	LIGHTS, LOT 1 PER PLANNING

SITE PLAN B / A-1a

1": 20'-0" — 0 5' 10' 25' 30'

LIGHTING DETAIL 1 / A-1a — NO SCALE

QUANTITY AND PLACEMENT SUBJECT TO THE APPROVAL OF THE TOWNSHIP PLANNER. SHIELDS SHALL BE USED TO RESIDENTIAL LOTS SHALL BE GENIE HOUSE 89722 OR APPROVED EQUAL.

4" SQ. WOOD POLE, PRESSURE TREATED

GRADE

ANCHOR, AS PER MANF. SPEC.

24"

CRUSH STONE PARKING AREA 4 / A-1a — NO SCALE

6" ASTM TYPE 57

COMPACTED SUB-GRADE

SIDEWALK DETAIL 5 / A-1a — NO SCALE

4" 4,000 PSI @ 28 DAYS

4" COMPACTED STONE BASE

COMP. SUB-GRADE

DIRECTIONAL SIGN 7 / A-1a — NTS

SIGN NOTES:

3/4" MARINE GRADE PLYWOOD SIGNBOARD

ALL EXPOSED WOOD TO BE PAINTED WITH 2 COATS WHITE EXTERIOR GRADE PAINT.

ALL EDGES SHALL BE ROUNDED AS SHOWN IN SECTION A-A

ALL METAL FASTENERS SHALL BE GALVANIZED.

PITCH TOP OF 4x4 POST

BLACK EXTERIOR GRADE PAINTED LETTERS & ARROW, LETTERING

ARROW, LETTERING SHALL BE ON BOTH SIDES

PRESSURE TREATED 4x4

CONCRETE FTG.

IN

2'-0"

1'-6"

2'-0"

HANDICAPPED RAMP 8 / A-1a — 3/8"=1'-0"

10'-11 1/2"

2'

1" IN 12"

18"

FLUSH W/ PAVING

CONCRETE APRON & LOADING PAD 2 / A-1a — NO SCALE

6x6 6/6 WWM

6" CONC. PAVEMENT @ 4,000 PSI. @ 28 DAYS

6" COMPACTED STONE BASE

COMPACTED SUB-GRADE

NOTE: AT 4'x10' CONC. LOADING PAD, TOP OF CONC. PAD TO BE LEVEL WITH STONE PARKING LOT.

RAILROAD TIE WALL 3 / A-1a — NO SCALE

1" EXPANSION MATERIAL

8"x8" RAILROAD TIES TYP.

#8 REINFORCING BAR EXTEND 3'0" BELOW BOTTOM OF BASE TIE. 3'-0" OC.

8' ROOT DEADMAN TIE TO EXTEND TO FACE OF WALL

GRANULAR BACKFILL

DRAINAGE PIPE PVC (4")

8" GRAVEL PARKING LOT

UNDISTURBED SUB-GRADE

(TYPICAL) PLANTING DETAIL 6 / A-1a

GARDEN HOSE DOUBLE 10 GA. GALV. WIRE

2x3 POSTS

4" LICORICE ROOT MULCH W/ SAUCER

CUT TOP 1/3 OF BURLAP

BACKFILL, 2/3 TOP SOIL 1/3 PEATMOSS

PLANT SCHEDULE

SYMBOL	PLANT	QUANTITY	SIZE	REMARKS
PS	WHITE PINE PINUS STROBUS	2	4-5'	B&B FULL
CF	FLOWERING DOGWOOD CORNUS FLORIDA	4	6-8'	B&B PINK
RP	P.J.M. RHODODENDRON RHOD. 'PJM'	20	24-30"	B&B 24" OC.
H	DAYLILLY "PLANT IN HEMEROCALLIS MULCH PLANT BED"	50	6" CONT.	CONT. YELLOW
IG	COMPACT INKBERRY HOLLY ILEX GLABRA 'COMPACTA'	6	24-30"	B&B. 24" OC.
RLP	LEE'S PURPLE RHODO. RHOD. CATAWBIENSE LEE'S PURPLE	10	18-24"	CANS 18" OC.

ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK, FREES OF DISEASE AND BROKEN BRANCHES. PLANTS SHALL BE TRUE TO FORM OF SPECIES AND VARIETY.

LEGEND

- LIGHT SEE 1/A-1a
- S-1 HANDICAPPED PARKING ONLY SIGN/STD. HANDICAP SYMBOL W/ WHITE LETTER
- S-2 DIRECTIONAL SIGN "IN" & "OUT" SEE 7/A-1a
- -E- ELECTRIC SERVICE
- -W- WATER SERVICE
- BORING
- INDICATES EXISTING TREE TO BE REMOVE

APPROVED
Conforms to
C 49-1984
Jeanne M. Fox

RICHARD R. RAGAN
REGISTERED ARCHITECT
C-6927

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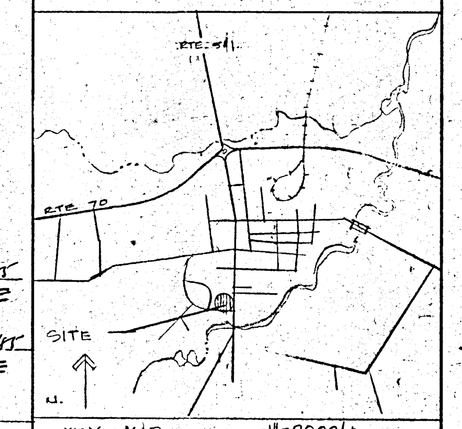

KEY MAP 1"=2000'±

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BLOCK 1705, LOT 7
MEDFORD TOWNSHIP

APPLICATION NO: SPR-5176

OWNER

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6	10-10-84	

DATE SEPT. 11, 1984

SCALE / ORIENTATION

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A - 1a
2 OF 9

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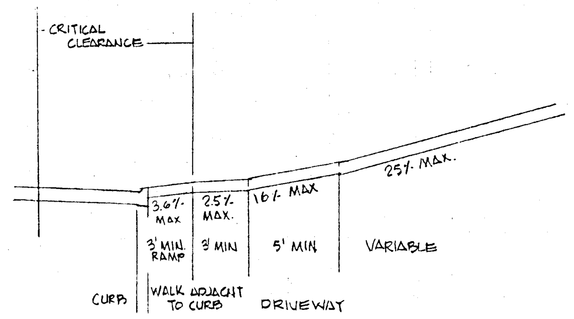
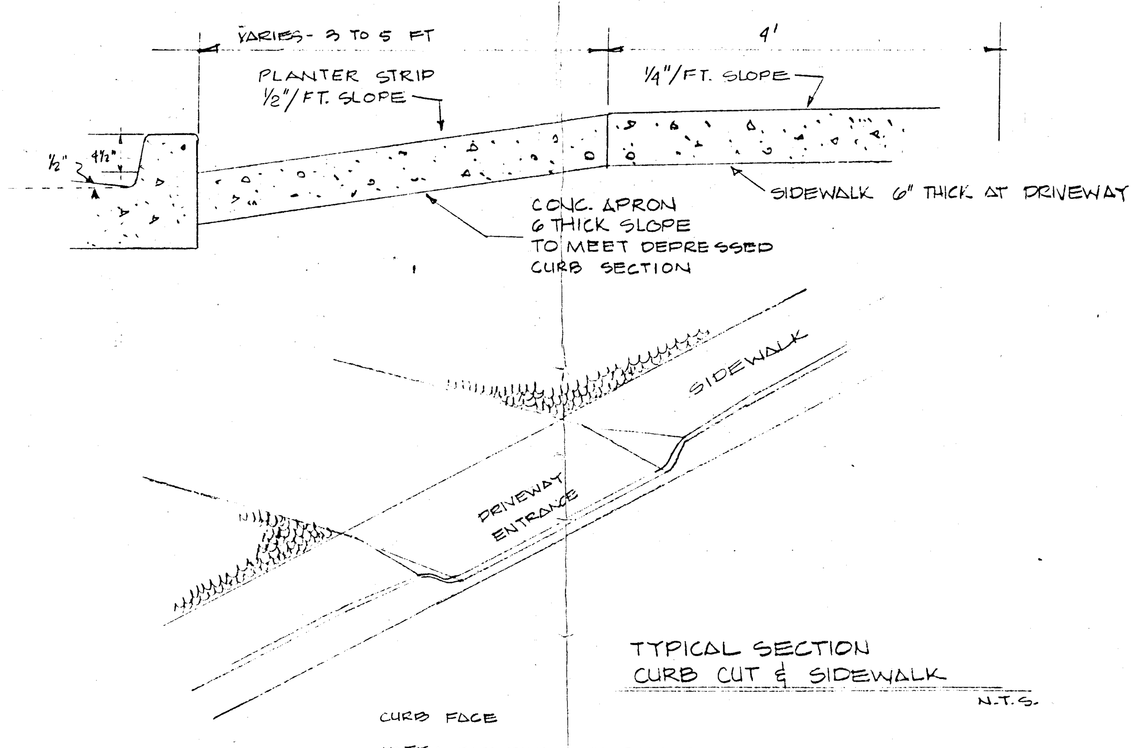
SITE PLAN



SIDEWALK WITHIN 8' OF CURB
UPHILL DRIVE

DRIVEWAY PROFILES

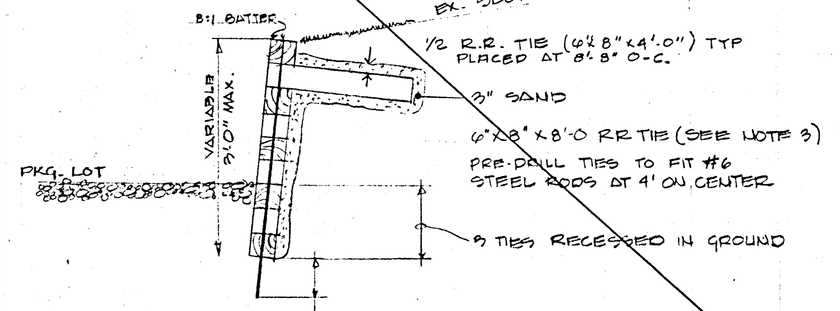
NTS



NOTE: EXPANSION JOINT REQUIRED BETWEEN CURB & APRON.

TYPICAL SECTION
CURB CUT & SIDEWALK

N.T.S.



RETAINING WALL DETAIL

N.T.S.

OMIT

M17778

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COMMUNITY & ENVIRONMENTAL PLANNERS

OWNER

MEDFORD TOWNSHIP
17 N. MAIN ST.
MEDFORD NJ 08055

PROJECT

PINELANDS LIBRARY
ADDITION

REVISION

NO	DATE	DESCRIPTION

DATE AUGUST 22, 1984

SCALE / ORIENTATION

DRAWING NUMBER

A-2

DRAWING TITLE

DETAILS

JAN 25 1985
RECEIVED

RICHARD F. RAGAN
REGISTERED
ARCHITECT
STATE OF NEW JERSEY
C-6927