

**NOTICE TO VENDORS
REQUEST FOR PROPOSALS**

**DESIGNATED REDEVELOPER
FOR 17-19 NORTH MAIN STREET
REDEVELOPMENT AREA**

Notice is hereby given that, pursuant to the New Jersey Public Contracts Law, New Jersey Local Unit Pay to Play Law, and Local Ordinances, request for proposals will be received by the Municipal Clerk's Office of the Township of Medford, Burlington County, New Jersey. Proposals must be made in the manner designated in the specifications.

The Township of Medford is seeking request for proposals for "Designated Redeveloper for 17-19 North Main Street Redevelopment Area"

Where to obtain RFP: Township Clerk, 17 North Main Street, Medford, NJ 08055 between 8:30am and 4:30pm, Monday thru Friday or www.medfordtownship.com.

Submission Deadline: September 7, 2021 at 4:00 pm.

By ORDER OF the Township Council, Township of Medford, Burlington County, New Jersey

Katherine E. Burger, RMC
Township Clerk

Adv. Fee: \$27.14
BCT: July 25, 2021
Aff. Chg.: \$20.00

7400019

Medford Township Planning Board

Notice of Public Hearing

On March 16, 2021, the Township Council of the Township of Medford, Burlington County, New Jersey authorized, by adoption of Resolution 71-2021, the Township of Medford Planning Board to undertake a preliminary investigation to determine whether the property owned by Medford Township located at 17-19 North Main Street, Block 1801, Lot 4, Medford Township (the "Property") qualifies as an Area in Need of Redevelopment as defined in N.J.S. 40A:12A-3 and according to the criteria set forth in N.J.S. 40A:12A-5, of the Local Redevelopment and Housing Law (LRHL) N.J.S. 40A:12A-1 et. seq. The property is currently owned by Medford Township and the Township Municipal Building and Offices are presently located on the Property.

Pursuant to the authorization of the Township Council, and in accordance with N.J.S. 40A:12A-6, the Planning Board engaged in the preparation of a preliminary investigation to determine whether the Property is in fact in need of Redevelopment. Since the Property is already owned by the Township, any designation would be as a Redevelopment Area, Without Condemna-

Pursuant to N.J.S. 40A:12A-6.b.(1) the Planning Board has prepared a Map showing the boundaries of the potential Redevelopment area and the location of the Property included therein and has provided a statement setting forth the basis for the investigation (the "Map").

N.J.S. 40A:12A-6.b.(1) of the Redevelopment Law requires the Planning Board to conduct a public hearing on whether the Property shall be designated as a Redevelopment Area prior to making its determination.

PLEASE TAKE NOTICE that, pursuant to N.J.S. 40A:12A-6.b.(2), a public hearing will be held on Wednesday, April 28, 2021 at 7 o'clock pm, prevailing time, at the Medford Township Public Safety Building, located at 91 Union Street, Medford, New Jersey 08055. At the public hearing, the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Property is a Non-Condemnation Redevelopment Area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made a part of the public record.

Copies of the aforesaid documents, including the Map, are on file and available for public review at the Planning Office in the Medford Township Municipal Building located at 17 North Main Street, Medford, New Jersey 08055 and may be inspected by any interested party during regular business hours, normally 8:30 am to 4:30 pm.

NOTICE OF VIRTUAL MEETING: It is anticipated that the Planning Board Public Hearing on April 28, 2021 will be held in-person, and physically open to the public hearing as set forth in the Notice above. However, because of the current national and state emergency that may still be in effect, including a limitation on the number of persons who can physically attend the Planning Board meeting, or if the meeting cannot be held with in-person, participation in, and attendance at, the meeting will also be offered vir-

tually and remotely for all Board members, members of the Township Administration, the Board Professionals and all members of the public. To attend and participate in this meeting, virtually and remotely, please use the following access information:

Join Zoom Meeting <https://us02web.zoom.us/j/83325018689?pwd=c0lVZlFp5eJd3bWlZc3lwd2lqTmNRdz09>

Meeting ID: 833 2501 8689
Passcode: 999282

All members of the public are invited to call in, listen to all or part of the Planning Board Public Hearing utilizing the access information provided above. Any person interested in or who would be affected by a determination that the Property is a Non-Condemnation Redevelopment Area may virtually appear, call in and be heard, object or comment on any of the matters to be discussed at the public hearing. However, the viewer/caller must remain on "mute" and not interrupt or comment except during the Public Hearing portion of the meeting on the matters set forth herein. All public comments shall be limited to five (5) minutes.

As noted above, copies of the aforesaid documents, including the Map is on file and available for public review at the Planning Office in the Medford Township Municipal Building. However, since the public hearing will also be conducted virtually with remote public participation, the Map will also be posted on the Medford Township Website. For those unable to access the Map on the Township Website, please contact the Planning Board Secretary to schedule a "by-appointment" only for pickup of a copy of the Map from the Township.

PLEASE TAKE FURTHER NOTICE that, as set forth in N.J.S. 40A:12A-6.b.(4), the Planning Board may, at its discretion, adjourn, postpone, or continue said public hearing from time to time and you are hereby notified that you should make diligent inquiry of the Planning Board and the Medford Township Website concerning adjournments, postponements, or continuations.

Notice Provided By Medford

Township Planning Board
Kimberly Moore, Secretary

Adv. Fee: \$220.80
BCT: April 7, 18, 2021
Aff. Chg.: \$20.00 7386219

/ E A

NOTICE

**MEDFORD TOWNSHIP
PLANNING BOARD**

DECISIONS

April 28, 2021

Memorialization of resolution # 12-2021 recommending designation of 17-19 North Main Street in the Township of Medford as a Non-Condemnation Area in need of Re-development.

**Planning Board Secretary
Kimberly Moore**

Adv. Fee: \$13.80

BCT: May 2, 2021

Aff. Chg.: \$20.00

7389879

OWNER & ADDRESS REPORT

MEDFORD TWP

CERTIFIED PROPERTY OWNER LIST IN THE TOWNSHIP OF MEDFORD WITHIN 200' OF
BLOCK 1801 LOT 4 IN THE TOWNSHIP OF MEDFORD

03/19/21 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1602	6.01		2	THOMANN, JOSEPH F 25 CENTENNIAL DRIVE E MEDFORD, NJ 08055	34 N MAIN STREET	2 FAMILY DWELLING
1602	6.02		4A	ALFINITO HOLDING LLC C/O ALFINITO, T 824 E GATE DR MT LAUREL, NJ 08054	32 N MAIN STREET	
1602	9		4A	LECHNER, RICHARD B & DONNA M 24 N MAIN STREET MEDFORD, NJ 08055	24 N MAIN STREET	
1602	11		4A	BRADDOCK PROPERTIES LLC 22 NORTH MAIN STREET MEDFORD, NJ 08055	22 N MAIN STREET	
1602	14		15C	TOWNSHIP OF MEDFORD 17 NORTH MAIN STREET MEDFORD, N J 08055	14-16 N MAIN STREET	
1602	15		4A	18 N MAIN LLC 22 N MAIN STREET MEDFORD, NJ 08055	18 N MAIN STREET	
1602	20		4A	PARZAC, LLC % JANICE MOORE 332 S PROVIDENCE ROAD WALLINGFORD, PA 19086	2 NORTH MAIN STREET	
1602	21		4A	MAIDA, DEBRA PO BOX 549 MEDFORD, NJ 08055	6 N MAIN STREET	
1602	22.01		15D	MEDFORD ART CENTER 8 N MAIN STREET MEDFORD, NJ 08055	8 N MAIN STREET	
1602	22.02		4A	JASKIEWICZ, FRANCIS 6 ARKANSAS TRAIL MEDFORD, NJ 08055	10 N MAIN STREET	
1801	1		2	HOWER, CHRISTOPHER A & DEBRA 33 N MAIN STREET MEDFORD, NJ 08055	33 N MAIN STREET	
1801	2		2	KOTLAR, ADAM 1913 GREENTREE RD SUITE C CHERRY HILL, NJ 08003	27-29 N MAIN STREET	
1801	3		4A	STILES MANAGEMENT LLC 25 N MAIN STREET MEDFORD, NJ 08055	25 N MAIN STREET	
1801	4		15C	TOWNSHIP OF MEDFORD 17 N MAIN STREET MEDFORD, N J 08055	17-19 N MAIN STREET	
1802	1		2	BEDNARCHIK, THERESA A 10 BRANCH STREET MEDFORD, N J 08055	10-12 BRANCH STREET	
1802	2.01		2	HAMMER, PAUL R & MARILYN A 14-16 BRANCH STREET MEDFORD, N J 08055	14-16 BRANCH STREET	
1802	2.02		15C	TOWNSHIP OF MEDFORD 17 N MAIN STREET MEDFORD, N J 08055	BRANCH STREET	
1805	1		4A	MEDFORD VILLAGE CAR CARE CENTER INC 11-15 N MAIN STREET MEDFORD, NJ 08055	11-15 N MAIN STREET	
1805	3	C0001	4A	MITCHELL, JOHN E & SUSAN L 1 N MAIN STREET-UNIT 1A MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 1A	

OWNER & ADDRESS REPORT

MEDFORD TWP

CERTIFIED PROPERTY OWNER LIST IN THE TOWNSHIP OF MEDFORD WITHIN 200' OF
BLOCK 1801 LOT 4 IN THE TOWNSHIP OF MEDFORD

03/19/21 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1805	3	C0002	4A	D & G PROPERTIES 101 LONG LANE MARLTON, NJ 08053	1 N MAIN STREET - UNIT 1B	
1805	3	C0003	4A	MITCHELL, JOHN E & SUSAN L 1 N MAIN STREET-UNIT 3A MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 3A	
1805	3	C0004	4A	MLM PROPERTIES 101 LONG LANE MARLTON, NJ 08053	1 N MAIN STREET - UNIT 3B	
1805	3	C0005	4A	BANK STREET PARTNERS LLC PO BOX 307 MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 3C	
1805	3	C0006	4A	BANK STREET PARTNERS LLC PO BOX 307 MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 3D	
1805	3	C0007	2	BANK STREET PARTNERS LLC PO BOX 307 MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 3E	
1805	3	C0008	4A	MLH HOLDINGS LLC 1 N MAIN STREET - UNIT 5A MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 5A	
1805	3	C0009	4A	WOODEND, SUSAN E 149 TABERNACLE ROAD MEDFORD LAKES, NJ 08055	1 N MAIN STREET - UNIT 5B	
1805	3	C0010	4A	WOODEND, GARY F 1 N MAIN STREET - UNIT 5C MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 5C	
1805	3	C0011	4A	OSWALD PROPERTIES LLC 1 N MAIN STREET-UNIT 5D MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 5D	
1805	3	C0012	4A	HARRINGTON, JOHN E & PATRICIA 51 WOODLAKE DR MARLTON, NJ 08053	1 N MAIN STREET - UNIT 7A	MEDFORD CORNERS CON
1805	3	C0013	4A	HARRINGTON, JOHN P O BOX 212 MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 7B	MEDFORD CORNERS CON
1805	3	C0014	4A	BODNAR, JAMES R 147 OLD MARLTON PIKE MEDFORD, NJ 08055	1 N MAIN STREET - UNIT 7C	MEDFORD CORNERS CON
1805	4		2	SCHMELIA, ROBERT & LEMUNYON, JENNIFER 9 BANK ST MEDFORD, NJ 08055	9 BANK STREET	
1805	5		2	13-15 BANK STREET LLC PO BOX 599 MEDFORD, NJ 08055	13-15 BANK STREET	
1806	1		15C	TOWNSHIP OF MEDFORD 17 NORTH MAIN STREET MEDFORD, NJ 08055	44 CHARLES STREET	
1806	2		15C	TOWNSHIP OF MEDFORD 17 N MAIN STREET MEDFORD, NJ 08055	CHARLES STREET	
1806	3		15C	TOWNSHIP OF MEDFORD 17 NORTH MAIN STREET MEDFORD, NJ 08055	CHARLES & FILBERT ST	PLAYGROUND
1807	1		2	VANDENBERGH, JEFFREY 21 BANK STREET MEDFORD, NJ 08055	21 BANK STREET	

OWNER & ADDRESS REPORT

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CERTIFIED PROPERTY OWNER LIST IN THE TOWNSHIP OF MEDFORD WITHIN 200' OF
BLOCK 1801 LOT 4 IN THE TOWNSHIP OF MEDFORD

03/19/21 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1807	2		2	LEWIS, RICHARD A & VIVIAN-TRUSTEES 23 BANK STREET MEDFORD, NJ 08055	23 BANK STREET	GARAGE RAZED 2001
1807	3		15F	MEDFORD LODGE 178 F&AM % M CROSBY 25 BANK STREET MEDFORD, NJ 08055	25 BANK STREET	

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☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Thomann, Joseph F**
25 Centennial Drive E
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Postmark: MOUNT LAUREL NJ 08054
APR 16 2021

Code: Medford-17-19 North Main St

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Alfinito Holding LLC c/o Alfinito, T**
824 E Gate Dr
Mt Laurel, NJ 08054

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Postmark: MOUNT LAUREL NJ 08054
APR 16 2021

Code: Medford-17-19 North Main St

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Lechner, Richard B & Donna M**
24 N Main Street
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Postmark: MOUNT LAUREL NJ 08054
APR 16 2021

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Braddock Properties LLC**
22 North Main Street
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Postmark: MOUNT LAUREL NJ 08054
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
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Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Township of Medford**
17 North Main Street
Medford, NJ 08055

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☐ Adult Signature Required	\$0.00
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Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **18 N Main LLC**
22 N Main Street
Medford, NJ 08055

Street, Apt. No.,
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Postmark: MOUNT LAUREL NJ 08054
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Parzac, LLC c/o Janice Moore**
332 S Providence Road
Wallingford, PA 19086

Street, Apt. No., or PO Box No.
City, State, Zip+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Maida, Debra**
PO Box 549
Medford, NJ 08055

Street, Apt. No., or PO Box No.
City, State, Zip+4

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Medford Art Center**
8 N Main Street
Medford, NJ 08055

Street, Apt. No., or PO Box No.
City, State, Zip+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Jaskiewicz, Francis**
6 Arkansas Trail
Medford, NJ 08055

Street, Apt. No., or PO Box No.
City, State, Zip+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Hower, Christopher A & Debra**
33 N Main Street
Medford, NJ 08055

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Sent To: **Kotlar, Adam**
1913 Greentree Rd Suite C
Cherry Hill, NJ 08003

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Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Stiles Management LLC**
25 N Main Street
Medford, NJ 08055

Street, Apt. No.,
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☐ Adult Signature Restricted Delivery	\$
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Total Postage and Fees	\$6.960

Sent To: **Township of Medford**
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Bednarchik, Theresa A**
10 Branch Street
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Hammer, Paul R & Marilyn A**
14-16 Branch Street
Medford, NJ 08055

Street, Apt. No.,
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City, State, Zip+4

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Medford Village Car Care Center Inc**
11-15 N Main Street
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960

Sent To: **Mitchell, John E & Susan L**
1 N Main Street-Unit 1A
Medford, NJ 08055

Street, Apt. No.,
or PO Box No.
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Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$2.85
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960
Sent To	D & G Properties 101 Long Lane Marlton, NJ 08053
Street, Apt. No., or PO Box No.	
City, State, Zip+4	
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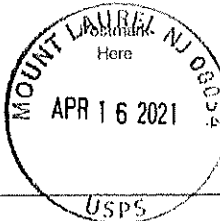
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Postage	\$0.510
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Sent To	Mitchell, John E & Susan L 1 N Main Street-Unit 3A Medford, NJ 08055
Street, Apt. No., or PO Box No.	
City, State, Zip+4	
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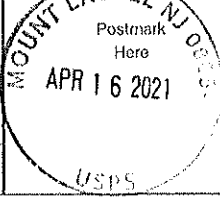
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9214 7969 0099 9790 1797 7596 38	
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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960
Sent To	MLM Properties 101 Long Lane Marlton, NJ 08053
Street, Apt. No., or PO Box No.	
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9214 7969 0099 9790 1797 7596 45	
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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960
Sent To	Bank Street Partners LLC PO Box 307 Medford, NJ 08055
Street, Apt. No., or PO Box No.	
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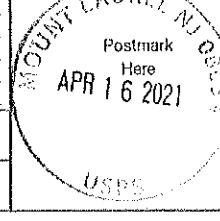
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For delivery information, visit our website at www.usps.com ®	
9214 7969 0099 9790 1797 7596 52	
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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960
Sent To	MLH Holdings LLC 1 N Main Street - Unit 5A Medford, NJ 08055
Street, Apt. No., or PO Box No.	
City, State, Zip+4	
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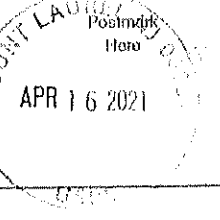
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9214 7969 0099 9790 1797 7596 69	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$2.85
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.510
Total Postage and Fees	\$6.960
Sent To	Woodend, Susan E 149 Tabernacle Road Medford Lakes, NJ 08055
Street, Apt. No., or PO Box No.	
City, State, Zip+4	
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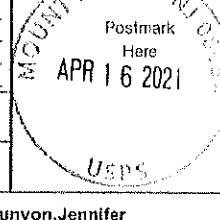
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9214 7969 0099 9790 1797 7596 76	
Certified Mail Fee \$ \$3.60	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ \$2.85	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Woodend, Gary F 1 N Main Street - Unit 5C Medford, NJ 08055 Street, Apt. No., or PO Box No. City, State, Zip+4	
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9214 7969 0099 9790 1797 7596 83	
Certified Mail Fee \$ \$3.60	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ \$2.85	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Oswald Properties LLC 1 N Main Street-Unit 5D Medford, NJ 08055 Street, Apt. No., or PO Box No. City, State, Zip+4	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ \$2.85	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Harrington, John E & Patricia 51 Woodlake Dr Marlton, NJ 08053 Street, Apt. No., or PO Box No. City, State, Zip+4	
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☐ Return Receipt (hardcopy) \$ \$2.85	
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☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Harrington, John P O Box 212 Medford, NJ 08055 Street, Apt. No., or PO Box No. City, State, Zip+4	
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Certified Mail Fee \$ \$3.60	
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☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Bodnar, James R 147 Old Marlton Pike Medford, NJ 08055 Street, Apt. No., or PO Box No. City, State, Zip+4	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ \$2.85	
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☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Schmella, Robert & Lemunyon, Jennifer 9 Bank St Medford, NJ 08055 Street, Apt. No., or PO Box No. City, State, Zip+4	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ \$2.85
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **13-15 Bank Street LLC**
Street, Apt. No.,
or PO Box No. **PO Box 599**
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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ \$2.85
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **Vandenbergh, Jeffrey**
Street, Apt. No.,
or PO Box No. **21 Bank Street**
City, State, Zip+4 **Medford, NJ 08055**

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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
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Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **Lewis, Richard A & Vivian-Trustees**
Street, Apt. No.,
or PO Box No. **23 Bank Street**
City, State, Zip+4 **Medford, NJ 08055**

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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$0.00
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Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **Medford Lodge 178 F&M c/o M Crosby**
Street, Apt. No.,
or PO Box No. **25 Bank Street**
City, State, Zip+4 **Medford, NJ 08055**

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **Medford Township**
Street, Apt. No.,
or PO Box No. **Water & Sewer Utilities**
City, State, Zip+4 **17 North Main Street**
Medford, NJ 08055

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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ \$2.85
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☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To **Verizon**
Street, Apt. No.,
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City, State, Zip+4 **Newark, NJ 07101**

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Certified Mail Fee	\$ \$3.60
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☐ Return Receipt (hardcopy)	\$ \$2.85
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☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To: Comcast Cable
PO Box 5025
Cherry Hill, NJ 08034

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☐ Adult Signature Required	\$ \$0.00
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Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To: South Jersey Gas Company
Mr. Charles Dippo
1 South Jersey Plaza, Route 54
Folsom, NJ 08037

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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
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Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To: PSE&G
Manager—Corporate Properties
80 Park Plaza
Newark, NJ 07102

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City, State, Zip+4

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

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Real Estate Department
5100 Harding Highway, Suite 399
Mays Landing, NJ 08330-9902

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Certified Mail Fee	\$ \$3.60
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ \$2.85
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☐ Adult Signature Required	\$ \$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To: Burlington County Planning Board
P.O. Box 6000
Mt. Holly, NJ 08060

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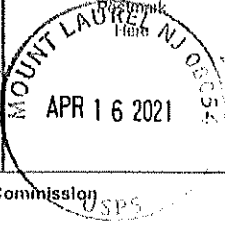
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☐ Adult Signature Required	\$ \$0.00
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Postage	\$ \$0.510
Total Postage and Fees	\$ \$6.960

Sent To: Burlington County Planning Board
49 Rancocas Rd.
P.O. Box 6000
Mount Holly, NJ 08060

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City, State, Zip+4

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☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ \$0.00	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ \$0.510	
Total Postage and Fees \$ \$6.960	
Sent To Street, Apt. No., or PO Box No. City, State, Zip+4	New Jersey Pinelands Commission 15 Springfield Rd. New Lisbon, NJ 08064
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Code: Medford 17-19 North Main St

May 4, 2021

TOWNSHIP OF MEDFORD

RESOLUTION 99-2021

**DESIGNATING PROPERTY AT 17-19 NORTH MAIN STREET, BLOCK 1801, LOT 4,
AS A NON-CONDEMNATION REDEVELOPMENT AREA AND AUTHORIZING
PREPARATION OF A REDEVELOPMENT PLAN FOR THE PROPERTY**

WHEREAS, on March 16, 2021, by adoption of Resolution 71-2021, the Township Council of the Township of Medford, Burlington County, New Jersey authorized the Township of Medford Planning Board to undertake a preliminary investigation to determine whether property owned by the Township at 17-19 North Main Street, also known as Block 1801, Lot 4, on which is located the existing Town Hall currently used as the Township municipal offices, ("Property" or "Study Area") qualified as a "Non-Condemnation Redevelopment Area" according to the criteria set forth in N.J.S.A. 40A:12A-3 et seq. of the Local Redevelopment and Housing Law ("LRHL"); and

WHEREAS, as requested by the Township Council, the Township Planner, Taylor Design Group, prepared a written report entitled "Preliminary Investigation – Block 1801, Lot 4" dated April 16, 2021 for Determination of the Study Area as a Non-Condemnation Redevelopment Area (the "Investigation Report") which contained a map showing the boundaries of the potential Non-Condemnation Redevelopment Area and the location of the Property included therein and further provided findings and recommendations setting forth the basis for and results of the Investigation; and

WHEREAS, as required by the LRHL, N.J.S.40A:12A-6, after the required public notice, the Planning Board conducted a public hearing on April 28, 2021 to review and consider the Findings and Recommendations as set forth in the Investigation Report, and has heard any public comments from persons who were interested in or would be affected by a determination that the 17-19 North Main Street Study Area and Property qualifies as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Planning Board adopted Resolution 12-2021 confirming the Recommendations of the Investigation Report and finding that the 17-19 North Main Street Study Area and Property qualified as a Non-Condemnation Redevelopment Area; and,

WHEREAS, Planning Board Resolution 12-2021 adopted the Recommendations and Conclusions in Part V of the Investigation Report that the 17-19 North Main Street Study Area and Property meets the statutory criteria for a Non-Condemnation Redevelopment Area, as set forth in N.J.S. 40A:12A-5 specifically that Block 1801, Lot 4 meets statutory criteria "c" as "Land that is owned by the municipality, the county, a local housing authority, redevelopment

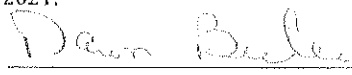
agency or redevelopment entity, or unimproved vacant land that has remained so for a period of 10 years and that by reason of its location, remoteness, lack of means of access to development, topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital; and

WHEREAS, Planning Board Resolution 12-2021 further adopted the Recommendations and Conclusions in Part V of the Investigation Report that, since the Township municipal offices will be relocated to a new Town Hall, the Property is no longer needed for municipal purposes, and will present an opportunity for redevelopment for a use or uses to continue the revitalization of the downtown Medford Village area and a return of the Property to the municipal tax rolls.

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

- A. Pursuant to the authority of the LRHL, N.J.S. 40 A: 12A-1 *et. seq.*, the Investigation Report, as adopted by the Medford Township Planning Board is hereby accepted and, as recommended and referred by the Planning Board to the Township Council by adoption of Planning Board Resolution 12-2021 the Property at 17-19 North Main Street, Block 1801, Lot 4, is hereby designated as a Non-Condemnation Redevelopment Area.
- B. Pursuant to N.J. S. 40A: 12A-6(c), the Township Clerk is hereby directed to transmit a copy of this Resolution and the investigation report and the planning board with the planning board resolution to the New Jersey Commissioner of the Department of Community Affairs for review and approval.
- C. Within 10 days of the date of the adoption of this Resolution, the Township Clerk is hereby directed to serve notice of the adoption of this Resolution on the record owner of the property located within the designated Non-Condemnation Redevelopment Area (the Township), any persons listed on the tax assessor's records and upon each person who filed a written objection to same. No written objections to the designation of this area was received by the Township.
- D. The Township Manager and/or her designee, are authorized and directed, on behalf of the Township Council, to notice for Requests for Proposals (RFP's) from parties interested in redeveloping the Property in accordance with its designation as an Area in Need of Redevelopment for further consideration by the Township Council.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Council of the Township of Medford, at a meeting held on the 4th day of May, 2021.


Dawn Bielec, RMC, Deputy Township Clerk

Medford Township Planning Board

April 28, 2021

RESOLUTION 12-2021

**REVIEWING INVESTIGATION OF 17-19 NORTH MAIN STREET STUDY AREA,
BLOCK 1801, LOT 4, 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**

WHEREAS, on March 16, 2021, by adoption of Resolution 71-2021, the Township Council of the Township of Medford, Burlington County, New Jersey authorized the Township of Medford Planning Board to undertake a preliminary investigation to determine whether property owned by the Township at 17-19 North Main Street, also known as Block 1801, Lot 4, on which is located the existing Town Hall currently used as the Township municipal offices, ("Property" or "Study Area") qualifies as a "Non-Condemnation Redevelopment Area" according to the criteria set forth in N.J.S.A. 40A:12A-3 et seq. of the Local Redevelopment and Housing Law ("LRHL"); and

WHEREAS, as requested by the Township Council, the Township Planner, Taylor Design Group, prepared a written report entitled "Preliminary Investigation – Block 1801, Lot 4" dated April 16, 2021 for Determination of the Study Area as a Non-Condemnation Redevelopment Area (the "Investigation Report") which contained a map showing the boundaries of the potential Non-Condemnation Redevelopment Area and the location of the Property included therein and further provided findings and recommendations setting forth the basis for and results of the Investigation; and

WHEREAS, as required by the LRHL, N.J.S.40A:12A-6, after the required public notice, the Planning Board has conducted a public hearing on April 28, 2021 to review and consider the Findings and Recommendations as set forth in the Investigation Report, and has heard any public comments from persons who were interested in or would be affected by a determination that the 17-19 North Main Street Study Area and Property qualifies as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Planning Board agrees with the Recommendations of the Investigation Report and finds that the 17-19 North Main Street Study Area and Property qualifies as a Non-Condemnation Redevelopment Area; and,

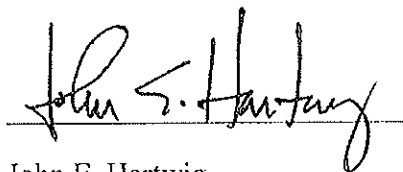
WHEREAS, the Planning Board adopts the Recommendations and Conclusions in Part V of the Investigation Report that the 17-19 North Main Street Study Area and Property meets the statutory criteria for a Non-Condemnation Redevelopment Area, as set forth in N.J.S.

40A:12A-5 specifically that Block 1801, Lot 4 meets statutory criteria "c" as "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of 10 years and that by reason of its location, remoteness, lack of means of access to development, topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital; and

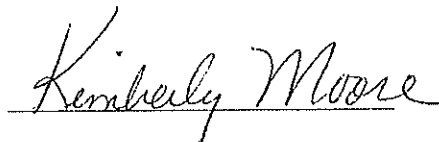
WHEREAS, the Planning Board further adopts the Recommendations and Conclusions in Part V of the Investigation Report that, since the Township municipal offices will be relocated to a new Town Hall, the Property is no longer needed for municipal purposes, and presents an opportunity for redevelopment for a use or uses to continue the revitalization of the downtown Medford Village area and a return of the Property to the municipal tax rolls.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Medford, County of Burlington, State of New Jersey, that, pursuant to the authority of the LRHL, N.J.S 40A:12A-7e, having reviewed the Investigation of the 17-19 North Main Street Study Area, Block 1801, Lot 4, and having determined that the Study Area and Property meets the statutory criteria for a Non-Condernation Redevelopment Area, does hereby recommend that the Township Council of Medford Township designate the 17-19 North Main Street Study Area and Property, Block 1801, Lot 4 as a Non-Condernation Redevelopment Area.

The foregoing resolution was duly adopted by the Planning Board of the Township of Medford at a public meeting held on April 28, 2021.



John E. Hartwig
Chairman



Kimberly Moore
Secretary