

Preliminary Investigation

Non-Condemnation Area in Need of Redevelopment

Block 1801; Lot 4

Medford Township, New Jersey

Township of Medford

Burlington County, New Jersey

Report Date: April 16, 2021

Public Hearing: April 28, 2021



Prepared By: Taylor Design Group, Inc.

A handwritten signature in blue ink, appearing to read "S. Taylor", written over a horizontal line.

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

Redevelopment Area Preliminary Investigation

Medford Township Council

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Erik Rebstock, Deputy Mayor
Frank Czekay
Bradley Denn
Lauren Kochan



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Erin Herman
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David Ross
Clark Perks, Alternate #1
Todd Devlin, Alternate #2

Medford Township Board Staff and Consultants

Katherine Burger, RMC, CFO, Township Manager/Municipal Clerk
Timothy M. Prime, Esq., Township Attorney
Kimberly Moore, Planning Board Secretary
Anthony T. Drollas, Esq., Planning Board Attorney
Christopher J. Noll, PE, PP, CME, Planning Board Engineer
Scott D. Taylor, PP, AICP, LLA, LEED-AP, Consulting Planner

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Redevelopment Area Preliminary Investigation

I. Introduction and Basis for the Investigation

The Township of Medford seeks to determine whether the redevelopment process in accordance with the *NJ Local Redevelopment and Housing Law* (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of the parcel at the intersection of North Main Street and Post Office Lane, the current Town Hall. The general purpose for designating a Redevelopment Area is to arrest the deterioration of an area and encourage improvement and reinvestment not likely to be accomplished privately, and requiring responsible public intervention.

The Township Council has determined that it is in the best interest of the Township to encourage such redevelopment of eligible lands within the Township, particularly when such redevelopment may advance specific planning and land use goals and objectives of the Township. Such goals include creating a land use environment that preserves and enhances the rural character of the community while fostering economic viability of the commercial areas of the municipality.

The Medford Township Council authorized, by Resolution 71-2021, dated March 16, 2021, attached hereto as Appendix A, the Medford Township Planning Board to undertake an investigation to determine whether **Block 1801, Lot 4** may be designated as a:

- ***Non- Condemnation Area in Need of Redevelopment***, according to the criteria set forth in N.J.S.A. 40A:12A-5.

This Investigation Report has been prepared pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq. A Map entitled ***“17-19 North Main Street Redevelopment Area; Block 1801 Lot 4, Non-Condemnation Area in Need of Redevelopment Investigation”*** dated **April 5, 2021**, is included as Appendix B of this report, and depicts the boundaries of the proposed Study Area and the location of the parcel of property included therein. Appended to the map is a statement setting forth the basis for the investigation.

Taylor Design Group, Inc. reviewed Master Plans, Zoning Ordinances, tax maps, aerial photography, resolutions of approval, correspondences, and published environmental data to prepare this study. The study also relies upon the input of the Township and its professional staff and employees.

This report was provided to the Planning Board for review at a public hearing to be held on **April 28, 2021**; and may be revised, pursuant to the Planning Board’s recommendations subsequent to the public hearing.

Adoption Procedures and Next Steps

If the Township Council concurs with the Planning Board assessment that the Study Area meets the necessary statutory criteria, the area can then be formally designated as a **Non-Condemnation Area in Need of Redevelopment**, by adoption of the required Resolution by the Township Council, according to the criteria set forth in N.J.S.A. 40A:12A-5.

Designation as a ***Non-Condemnation Redevelopment Area*** does not entitle the municipal government to acquire property via eminent domain. In this case, the property is already owned by the Township and no adjacent property is included in the proposed Redevelopment Area.

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If designated as a ***Non-Condemnation Redevelopment Area***, the Township Council may develop a Redevelopment Plan for all or part of the designated area to set forth a guiding plan for revitalization of the property. This Plan can include standards for modified zoning, uses, bulk standards, as well as specific design standards. A Redevelopment Plan, and any subsequent Redevelopment Agreement may, at the discretion of the Governing Body, also include provisions for future tax exemption and abatements, as permitted by the LRHL, to incentivize reinvestment in the area.

Prior to adoption, a Redevelopment Plan must be referred to the Planning Board for review and recommendation relative to consistency with the Master Plan, as required by the LRHL.

Once a Redevelopment Plan is adopted, a redeveloper would still be required to apply to the Board for Subdivision and/or Site Plan approvals as applicable, under the normal course of any land use application, consistent with the NJ Municipal Land Use Law and Local Ordinances.

II. Statutory Requirements

The Legislature has determined that conditions of deterioration exist in housing, commercial and industrial installations, public services and facilities, which conditions are not likely to be corrected by private effort alone, and further that the Local Redevelopment and Housing Law (LRHL), was developed to efficiently employ methods to reverse said deterioration, and to “*promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities*”, to promote development that will be most conducive to the economic improvement of the State and its municipalities.

Redevelopment Area Determination (Non-Condemnation)

The principal goal of redevelopment, as declared by the legislature, is to promote physical development that is most beneficial to the social and economic improvement of localities and as defined below.

“Redevelopment” means clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

For a delineated area to be considered an “***Area in Need of Redevelopment***” the parcel must meet one or more of the following statutory criteria as set forth in NJSA 40A:12A-5:

- a. *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;*
- b. *The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial*

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purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;

- c. 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 ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;*
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions, which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;*
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;*
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 12 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone; and*
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

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Furthermore, the definition of a “Redevelopment Area” at 40A:12A-3 permits the inclusion of additional parcels by stating:

“A redevelopment area may include land, buildings or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

III. Description of the Study Area

Regional Setting

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

Medford Township is located at the edge of the Philadelphia Metropolitan Region to the west, and the New Jersey Pinelands National Reserve to the southeast. The northern portion of the community is considered an inner lowland of the Delaware River where forests and agriculture are the prevailing land uses. The majority of the Township is within the Atlantic Outer Coastal Plain, characterized by oak and pine forest, wooded wetlands, surface lakes and streams, and cedar bogs. The southern portion of the Township is located within the jurisdiction of the Pinelands, with Route 70 being the northern boundary.

The Study Area is located in the northern portion of the Township, in the historic downtown.

Study Area Description

The Study Area is comprised of 1 lot, consisting of approximately .76 acres. Medford Town Hall is located on the lot and is bound by North Main Street to the west, Post Office Lane to the south, and Charles Street to the east, as shown on the Aerial Image Location Map, and Tax Map figures below.

Surrounding Area

The Study Area is surrounded by predominately commercial and office uses in the Historic Village Commercial (HVC) Zoning District to the north and south along Main Street.

To the east is a mix of public spaces such as Cranberry Hall and Still Park in the Park/Public/Education (PPE) Zoning District, as well as single-family homes in the Residential Home Occupation (RHO) Zoning District.

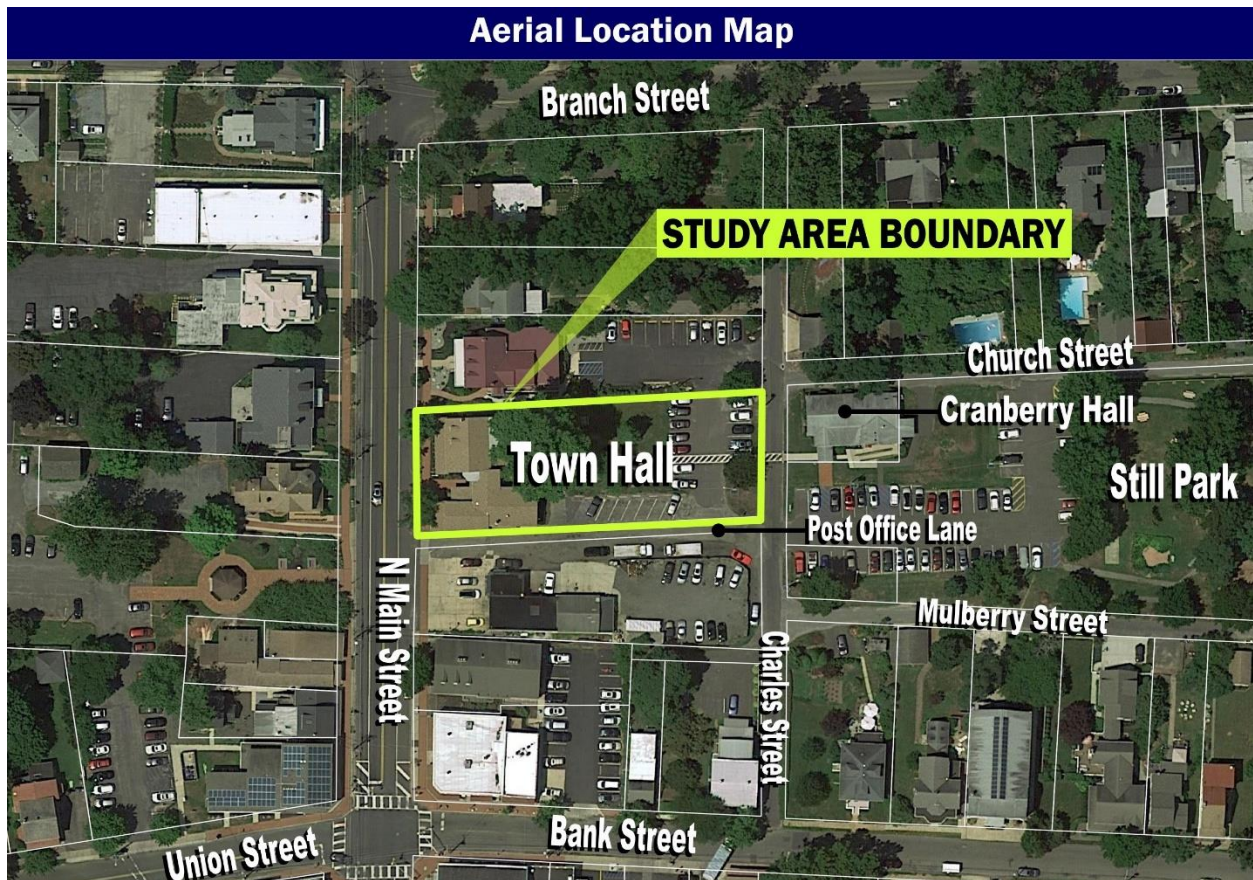
Directly north of the site is a dentist office, and an auto repair shop is located to the south.

The surrounding areas can be seen in the Aerial Image Location Map below.

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Aerial Image Location Map

Parcel data obtained through the Burlington County Office of Information Technology last updated September 2017. The aerial imagery is courtesy of Google Earth, dated July 1, 2018.



Parcel Data

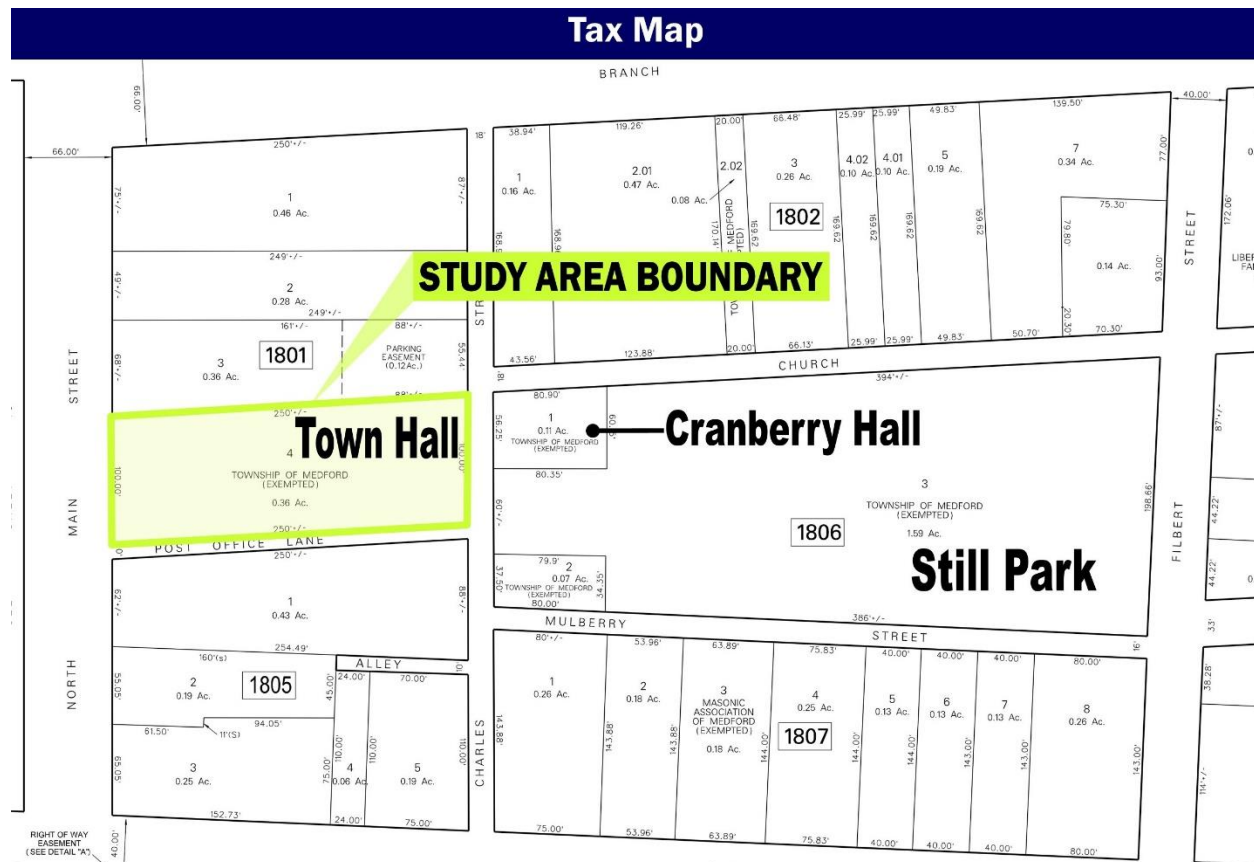
Block 1801, Lot 4 is owned by the Township of Medford, located at 17-19 North Main Street. The parcel is approximately .76 acres, property class 15C, in the PPE Zoning District.

The site is currently utilized as the Township of Medford Municipal Offices. At the writing of this report, a new town hall building is under construction.

Composite Tax Map

The Tax Map information provided by Medford Township.

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Existing Zoning

The Study Area is within the Park/Public/Education (PPE) Zoning District. The PPE Zoning district permits a variety of civic and public uses, including educational and recreational activities, municipal buildings, churches, libraries, open space, and parks. Section §409.D1 of the Medford Ordinance states that no principal permitted use in this Zone is allowed within 50 feet of any lot line. The maximum lot coverage is defined as 60%. The full permitted uses and district regulations can be found in Section §409 of Medford Township's Ordinance. The existing site does not comply with the bulk standards of the zone, and the building is an existing, non-conforming structure.

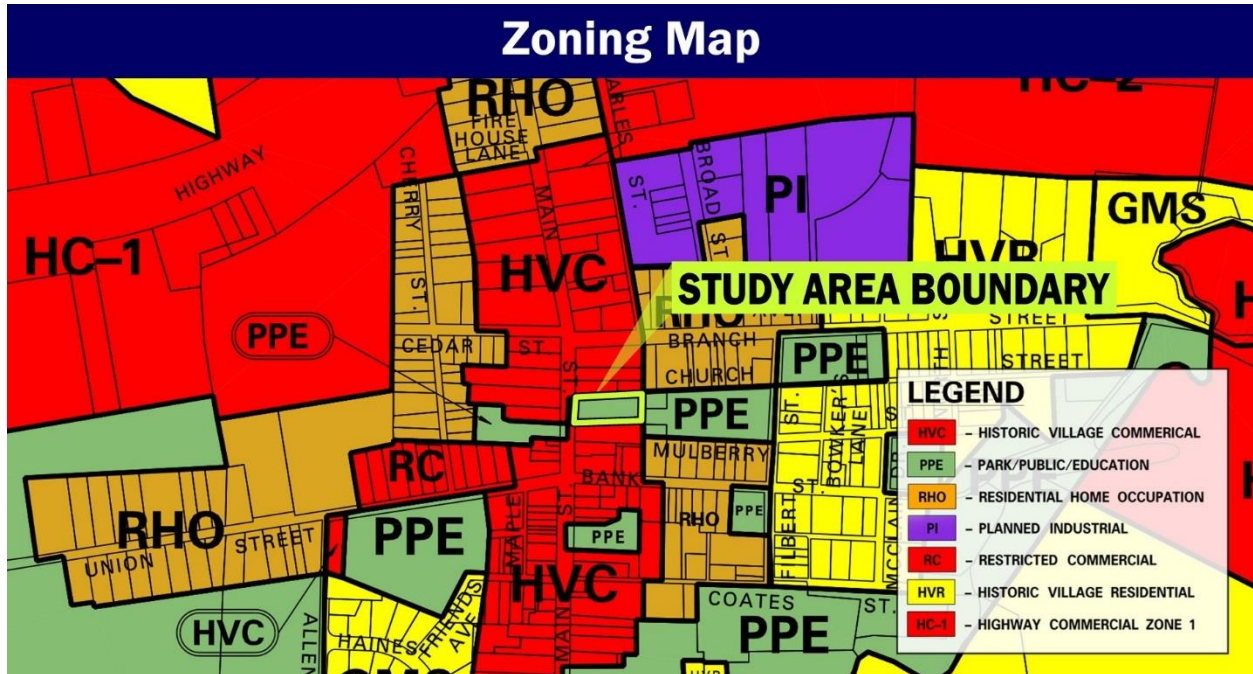
The Study Area is located on the Main Street commercial corridor which is primarily zoned as HVC. The HVC Zone permits a variety of commercial uses, such as offices, shops for retail sales, restaurants, limited breweries, and other related establishments. The full permitted and conditional uses can be found in Section §413 of Medford Township's Ordinance.

In 2012, an analysis was conducted for the Historic Village Commercial (HVC) Zoning District along Main Street which determined that the area met the statutory criteria to be designated as a **Rehabilitation Area** under the **NJ Local Redevelopment and Housing Law (LRHL)**, N.J.S.A. 40A:12A et seq. As the parcel in question is located in the PPE Zone, it is not within the designated Rehabilitation Area designated by Township Council, but the entire HVC Zone surrounding this parcel is so designated.

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A detailed analysis of the parcel can be found in the Parcel Analysis section below.

Zoning Map



Existing Land Use

The existing land use of the Study Area is a civic use, as it is currently home to the Medford Town Hall. According to the MODIV data the property class is 15C, which is public property.

Environmental Constraints

After a review of publicly available NJDEP datasets, including NJEMS Sites, and the Known Contaminated Sites List, there appears to be no environmental constraints associated with the Study Area parcel.

Parcel Analysis

Block 1801; Lot 4

This .76-acre lot is located in the PPE Zoning District, with frontage on Main Street, Post Office Lane, and Charles Street. The parcel is owned by the Township of Medford.

The lot contains the Medford Town Hall and associated parking lot. The parking lot includes approximately 20 spaces, with 9 spaces being angled spaces off Post Office Lane.

The parcel is located in the Pinelands Regional Growth Area and is classified as a smart growth area. The current lot width is approximately 80 feet and given the 50 feet setback requirement from all lot lines, any proposed new development or expansion would require significant bulk variance relief, as well as use variance relief for private retail or office use.

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According to a letter prepared by the Rich Falasco, Medford Township Construction Official, included as Appendix C, there are some few issues with the condition of the building that may contribute to unwholesome working conditions. There appears to be multiple issues associated with moisture/flooding in both basements and associated “musty odors”. It is noted that the basement on the north part of the building consists of a dirt floor and a stone foundation.

There are issues noted with the HVAC, specifically that the duct systems are not sealed, which might contribute to a lack of ventilation in the building. Other issues with the building include, abandoned pipes which appear to have asbestos insulation, cracks in the ceilings and walls, and possibly asbestos in the plaster in the attic. An evaluation by a structural engineer is recommended to evaluate the issues with the foundation, and cracks in the walls.

Block 1801, Lot 4 meets statutory criteria “c” to be considered a *Non- Condemnation Area in Need of Redevelopment* as follows:

- c. 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 ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

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IV. Planning & Zoning Context

Pinelands Management Area

According to the Pinelands Commission Comprehensive Management Plan (CMP) the Study Area is located in the Regional Growth Area, which encompasses 76,500 acres of the Pinelands.

The Pinelands Regional Growth Areas are identified as areas of existing growth and adjacent lands capable of accommodating regional growth influences. Protection of the essential character and environment of the Pinelands remains an important goal of the area. Permitted residential densities range from two to six homes per acre with sanitary sewers. Commercial and industrial uses with sewers are also permitted in the Regional Growth Area.

Township Master Plan

Every Medford Township Master Plan document notes the importance of strengthening the Township's ratable base through effective development within its commercial areas, while preserving the rural character and environmentally sensitive lands within the Town.

The 2014 Master Plan Reexamination Report & Route 70 Corridor study affirmed the 2008 Master Plan Reexamination Report and Land Use Plan Amendment goals, most specifically:

Goal #10- To provide and plan for "balanced" growth within the Township of Medford by establishing a reasonable ratio between residential and non-residential development in order to assure that adequate non-residential development occurs in the Township; (Which further noted the Township's commitment to maximize effectiveness and efficiency of the Township's commercial districts as a ratable base for the community.)

Goal #11 To preserve, enhance and protect the prevailing quality of life existing in Medford Township; (Specifically noting the Adoption of Community Design Element of the Master Plan and Adoption of Community Design Ordinance Standards.)

Further, Goal #5 of the 2017 Master Plan Re-Examination Report is to: **"Promote aesthetic improvement, public amenity, and economic vitality in commercial and industrial areas."** The Re-Exam Report calls out the Rehabilitation Areas designated in the HVC Historic Village Commercial and the PI Planned Industrial zoning districts, in which the goal was to remove barriers to investment and improvement.

Given the central location of the Study Area on the Main Street commercial corridor, and the issues with the building condition, appropriate redevelopment of this site with a use that is complementary with the downtown is consistent with goals and objectives outlined in the Master Plan.

Historic District

The 1981 study entitled, "Built in a Compact Manner: Preserving the Village of Medford, New Jersey" (Historic Survey) characterizes the Historic District, noting that new buildings should be visually compatible with neighboring buildings in spacing, setback, massing, materials, roof shape, window divisions, and siding emphasis [orientation].

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The dwellings at 17 and 19 North Main Street are noted as the Medford Township Municipal building. They are located in Survey Area 1, which consists of Medford's "downtown". The area extends along North and South Main Street, one building to the east and west, and from Route 70 to the bridge over Rancocas Creek.

19 North Main Street is described as *"Originally a Type 5a with flush raking and two segmental-arch dormers (ca. 1830). Two additional bays were added to the south side in the late 1800's to form a duplex."* It is noted that a *"Full front veranda (five bay) with chamfered posts"* was also added in the late 1800's. The dwelling at 19 North Main Street is noted as *"Contributing"* to the district.

17 North Main Street is described as a *"two-story gable end frame structure with projecting one-story front office and porch"*. The description also notes that another two-story wing exists off to the north and that the building has asbestos siding. The dwelling on 17 North Main Street is noted as an *"Intrusion"* to the district. An intrusion is described as a modern building that does not keep with the character of the district. The term does not reflect the overall character of the building, but rather the *"manner in which it visually relates to the surrounding structures."*

V. Summary & Conclusions

Based upon the above analyses, the Study Area qualifies to be considered **"Area in Need of Redevelopment"** pursuant to meeting the following criteria of N.J.S.A. 40A:12A-5., where:

- c. *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 ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital;*

Since the Township municipal offices will be relocated to a new Town Hall, the existing 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.

Therefore, the Planning Board recommends that Block 1801, Lot 4 of the Study Area be designated as a **Non-Condemnation Area in Need of Redevelopment**, pursuant to the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq., to prevent further deterioration and to promote the overall development of the downtown historic village and the overall community.

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Appendix A- Resolution

Medford Township Council Resolution 71-2021 dated March 16, 2021.

TOWNSHIP OF MEDFORD

March 16, 2021

RESOLUTION 71-2021

DIRECTING THE MEDFORD TOWNSHIP PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF 17-19 NORTH MAIN STREET, BLOCK 1801, LOT 4 (THE “MUNICIPAL PROPERTY”) FOR THE POTENTIAL DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, N.J.S.A. 40A:12A-6, the New Jersey Redevelopment and Housing Law, authorizes the governing body of any municipality, by Resolution, to direct its Planning Board to conduct a preliminary investigation to determine whether any property located within the municipality is eligible for a designation as an “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A 40A:12A-5; and

WHEREAS, N.J.S.A. 40A:12A-5 provides that the governing body, after investigation, notice and hearing as provided in N.J.S.A 40A:12A-6, can conclude that a designated area may be determined to be in need of redevelopment if any of the conditions in the statute are found to exist, including, as set forth in subsection (c), land that is owned by the municipality; and

WHEREAS, the Township Council of the Township of Medford has determined that it is in the best interest of the Township to encourage redevelopment of eligible lands within the Township, particularly in the downtown area of Medford Village, when such redevelopment may advance the specific goals and objectives of the Township, the County of Burlington, and the State of New Jersey; and

WHEREAS, the property known and designated as 17-19 North Main Street, Block 1801, Lot 4 (the “Municipal Property”) is owned by Medford Township and is the site of the current Township municipal offices; and

WHEREAS, the Township has purchased property at 51 Union Street, Block 1601, Lot 2 and is constructing a new municipal building and library, including new municipal offices, on said site; and

WHEREAS, at such time as the Township relocates its municipal offices to the new municipal building, the Municipal Property will be available for redevelopment for use or uses found to encourage the economic stability, continued viability and smart growth of the downtown Medford Village area; and

WHEREAS, the Township Council of the Township of Medford has determined that it is in the best interest of the Township and its residents to conduct an investigation of the Municipal

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Property, in accordance with the statutes aforesaid, to determine if the Municipal Property is eligible for a designation as an “area in need of redevelopment”.

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

1. The Medford Township Planning Board is directed to conduct a preliminary investigation to determine if the property comprising the current Township municipal offices at 17-19 North Main Street, Block 1801, Lot 4 on the Township tax map (as set forth above, the “Municipal Property”) is eligible for a designation as an “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5 and 6.
2. The Planning Board is further directed to study the Municipal Property; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; to develop a map reflecting the boundaries of the proposed redevelopment area; and to draft a report containing the results of its investigation and containing the Planning Board’s findings to the Township Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1 *et. seq.*
3. Pursuant to N.J.S. 40A: 12A-6, this Resolution authorizing the Planning Board to undertake the preliminary investigation herein expressly authorizes the municipality to use all of those powers provided by the Legislature for use in a redevelopment area, other than the use of eminent domain, which, since the Municipal Property is already owned by the Township, any redevelopment determination hereunder will be considered as a “Non-Condensation Redevelopment Area”.

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 16th day of March, 2021.

Dawn L. Bielec, Deputy Township Clerk

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Appendix B- Study Area Map

Map entitled “17-19 North Main Street Redevelopment Block 1801 Lot 4 Non-Condernation Area in Need of Redevelopment” dated April 5, 2021.

See map pocket.

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Appendix C- Medford Township Office of Construction Letter



17 North Main Street • Medford • NJ 08055 • 609/654-2608

www.medfordtownship.com

MAIN FAX 609/953-4087

ADMIN. FAX 609/654-8101

FINANCE FAX 609/714-1790

CONSTRUCTION FAX 609/953-7720

RECREATION FAX 609/654-6536

PLANNING & ZONING FAX 609/714-2109

Kathy Burger, Township Manager
Medford Township
17 N. Main St
Medford, NJ 08055

March 31, 2021

Kathy,

As per your request, I have done a walkthrough of our building at 17 N. Main St and I have the following observations:

1. The basement on the north part of the building consists of a dirt floor, and a stone foundation. There is evidence of continuous flooding in the basement, to the point that you can see where the water has flowed along the dirt floor. The floor is always wet, and there is a heavy musty odor in the basement. There is evidence that the water is coming through the foundation wall.
2. There are two HVAC units in the north basement. The duct system is not sealed, and the units may be redistributing the foul air of the basement throughout the building. Also, the units have been down fired, most likely due to insufficient airflow through the duct systems.
3. There are several adjustable posts and wood blocking that have been installed over the years in an attempt to stabilize the floor due to the load above. Also, the floor joists for the copy room/kitchen have been over notched.
4. There are abandoned pipes from an old hot water boiler system that still have what appears to be asbestos insulation.
5. The basement on the south part of the building also has signs of water intrusion through the stone foundation wall and along the floor. The walls and floor are damp, and there is also a musty odor in this basement. There is one HVAC system in the basement, the ductwork is not sealed and may also be circulating foul air throughout the building.
6. The walls supporting the second floor and roof along the north stairwell have bowed outward, possibly due to the weight of the building above. There are cracks in the plaster along the interior of the stairwell and landing, which could be caused by movement of the floors.
7. There is a crack in the wall of the construction office, along with cracks in the ceiling of the finance office and purchasing office, which are approximately located above the construction office.
8. There is a crack in the sheet rock in the second floor corridor ceiling, and the tape joint has separated, possibly from moisture.

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9. In the attic, there is the original lath and plaster on the walls and ceiling. The plaster is cracked and crumbling. There may be asbestos in the plaster, as this was typical in wall construction in a building of this age.
10. The plumbing water piping consists of galvanized and copper piping, and there is a cast iron main drain in the basement. Nothing appears to be leaking from the piping.
11. The electrical panels appear to be in a safe condition.

Overall, the building should be evaluated by a structural engineer to address the issues of the foundation and the cracks observed in the walls.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Falasco', written in a cursive style.

Richard Falasco,

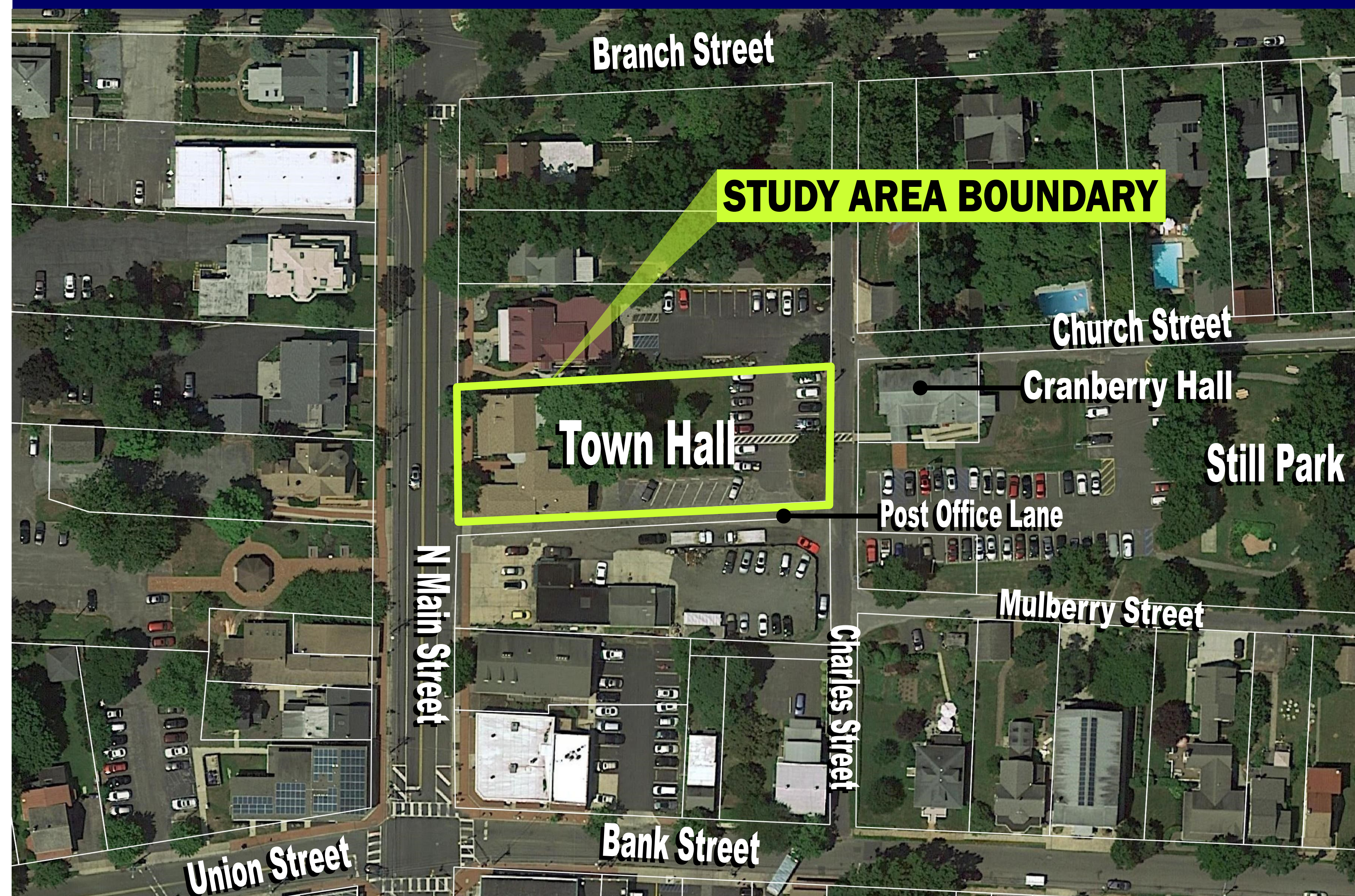
Medford Twp Construction Official

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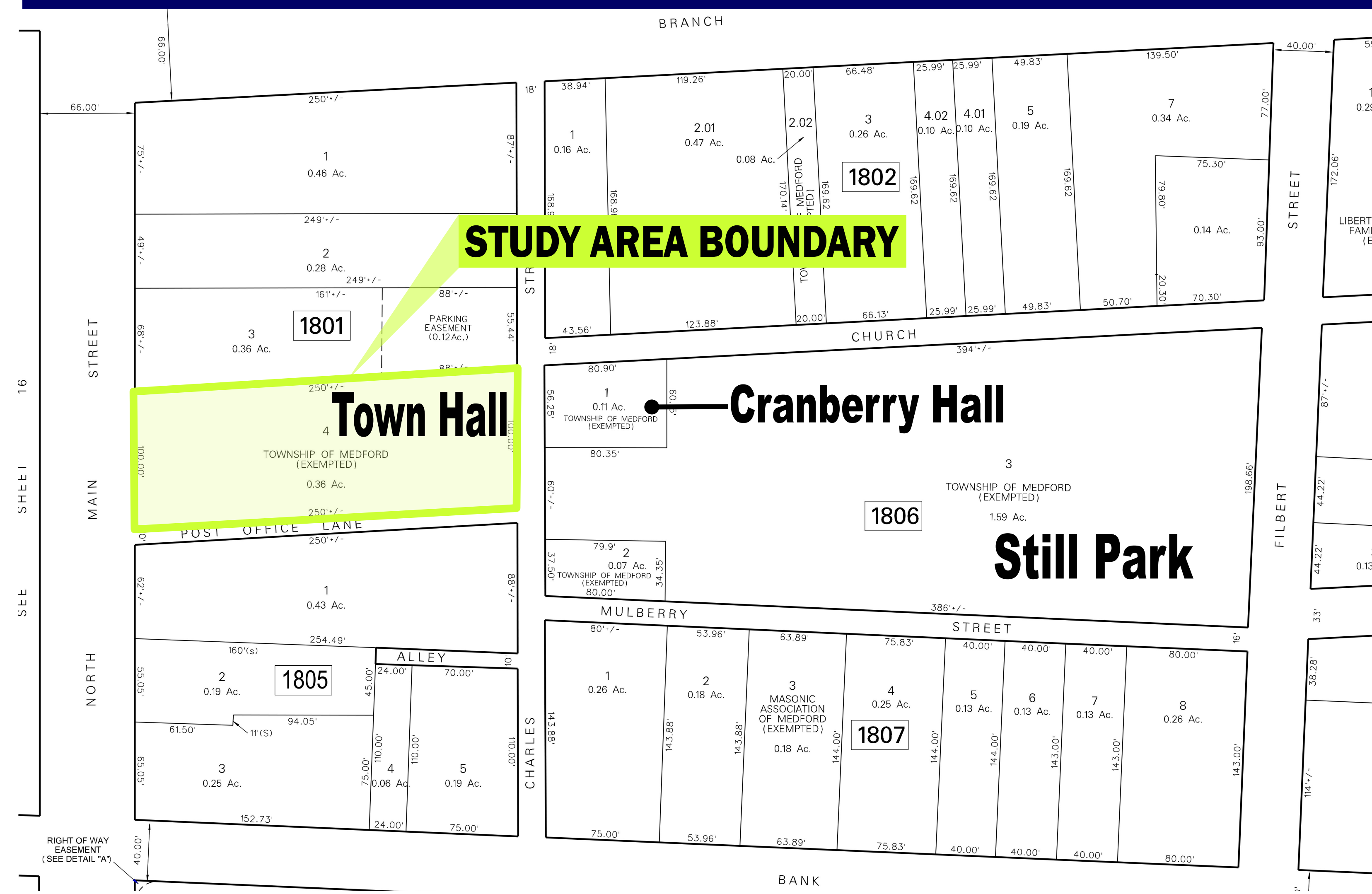
Bibliography

1. Local Redevelopment and Housing Law, N.J.S.A. 40A:12A et seq.
2. 2018, 2019, 2020 Google Maps Aerial Images
3. Medford Township Development Regulations
<https://www.ecode360.com/30804160LUL>
4. NJ-GeoWeb NJEMS Sites, New Jersey Department of Environmental Services, 2021
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aabadfd8cf168e44d>
5. Parcels and MOD-IV of Burlington County, NJ, 2019
<http://njogis-newjersey.opendata.arcgis.com/datasets/parcels-and-mod-iv-of-burlington-county-nj-shp-download?geometry=-77.339%2C39.493%2C-72.112%2C40.231>
6. Open Public Records Search System (OPRS) MOD-IV Data
<https://oprs.co.monmouth.nj.us/oprs/External.aspx?ild=12>
7. Pinelands Managements Areas
<https://www.nj.gov/pinelands/cmp/summary/ma/index.shtml>
8. BurlCo Property Viewer
<http://burlconj.maps.arcgis.com/apps/View/index.html?appid=2bfbea3785fe48e19ce5b1bf5e0c8402>
9. NJ State Development and Redevelopment Plan.
<https://nj.gov/state/planning/state-plan.shtml>
10. Historic Aerials
11. 2014 Master Plan Reexamination Report & Route 70 Corridor Study
https://www.medfordtownship.com/filestorage/257/881/11_11_14_Reexamination_Report_Adopted_Scrivener's_Error.pdf
12. 2008 Master Plan Reexamination Report
https://www.medfordtownship.com/filestorage/233/237/Medford_Twp_2008_Master_Plan_Reexam_Report.pdf
13. PPE Zoning Districts 2017 Master Plan Reexamination Report
https://www.medfordtownship.com/filestorage/257/881/11.17.17_PPE_Rexam_Report.pdf
14. Medford NJ Sanborn Maps 1908 & 1915.
<https://library.princeton.edu/libraries/firestone/rbcs/aids/sanborn/sanborn-web.htm>
15. Built in a Compact Manner: Preserving the village of Medford, New Jersey.
16. New Jersey Smart Growth Areas
<https://nj.gov/state/planning/assets/docs/maps/smartgrowthareasmap.pdf>
17. HVC Zone Rehabilitation Area Determination Report
18. Medford Township Office of Construction Letter

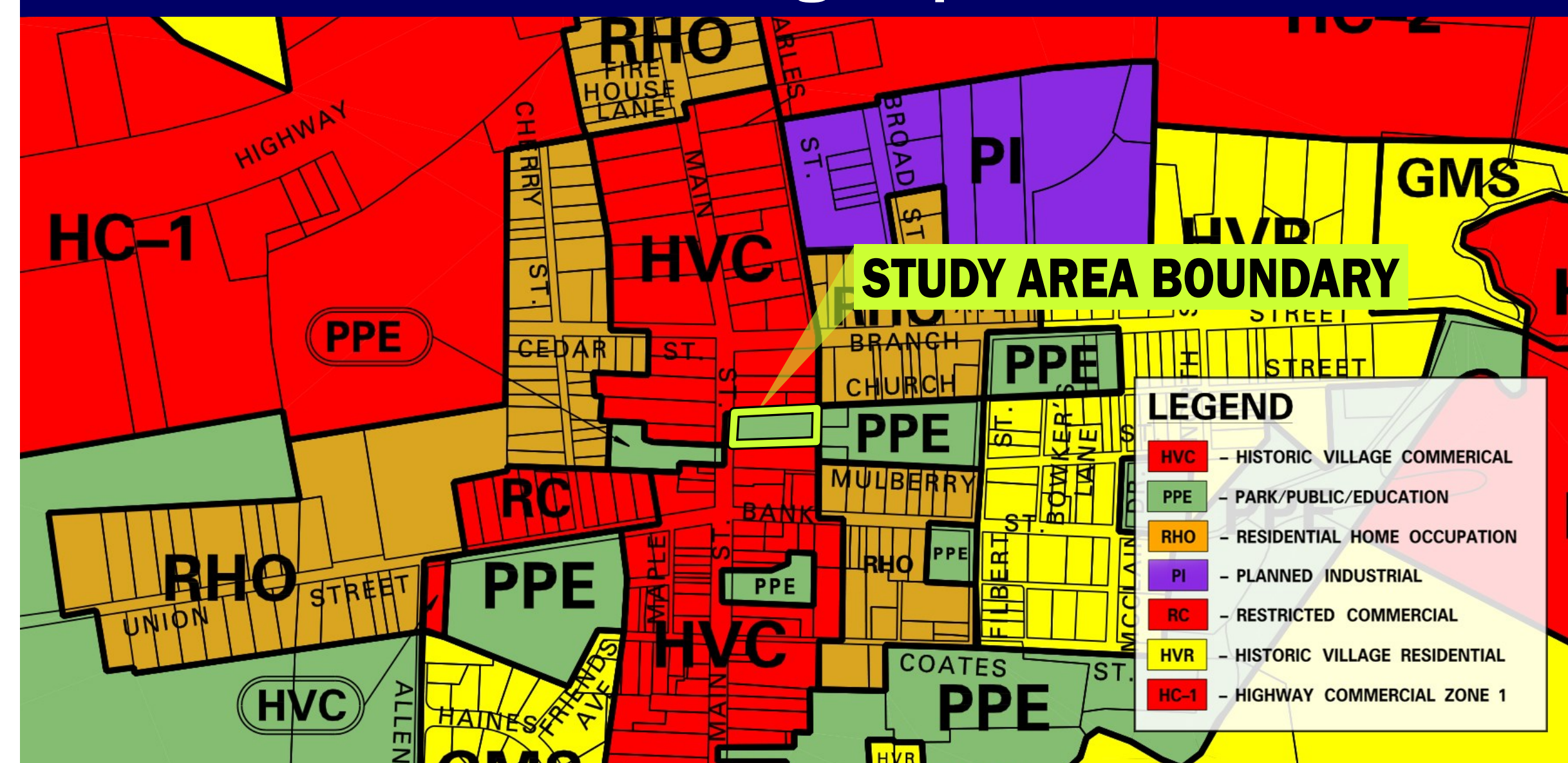
Aerial Location Map



Tax Map



Zoning Map



Basis for Investigation

The Township of Medford seeks to determine whether the redevelopment process in accordance with the NJ Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A et seq. could be the most effective planning and implementation strategy to accomplish the revitalization of the parcel at the intersection of North Main Street and Post Office Lane, the current Town Hall. The general purpose for designating a Redevelopment Area is to arrest the deterioration of an area and encourage improvement and reinvestment, not likely to be accomplished privately, and requiring responsible public intervention.

The Medford Township Council authorized on **March 16, 2021** by **Resolution 71-2021** the Medford Township Planning Board to undertake an investigation to determine whether **Block 1801, Lot 4** may be designated as a:

- **Non- Condemnation Area in Need of Redevelopment, according to the criteria set forth in N.J.S.A. 40A:12A-5.**

The Township Council has determined that it is in the best interest of the Township to encourage redevelopment of eligible lands within the Township, particularly when such redevelopment may advance the specific planning and land use goals and objectives of the Township Master Plan. Specifically, to preserve and enhance the rural character of the community, while serving and enhancing the commercial corridor that exists along Main Street.

The Redevelopment Law requires that the Planning Board conduct a public hearing prior to making its determinations on whether any of the referred Study Area or portions thereof shall be designated as a "Non- Condemnation Redevelopment Area".

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.

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 virtually 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=c0Vafp5ejd3bWtzc3lwd2l1qTmNRdz09>
 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-Condensation 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.