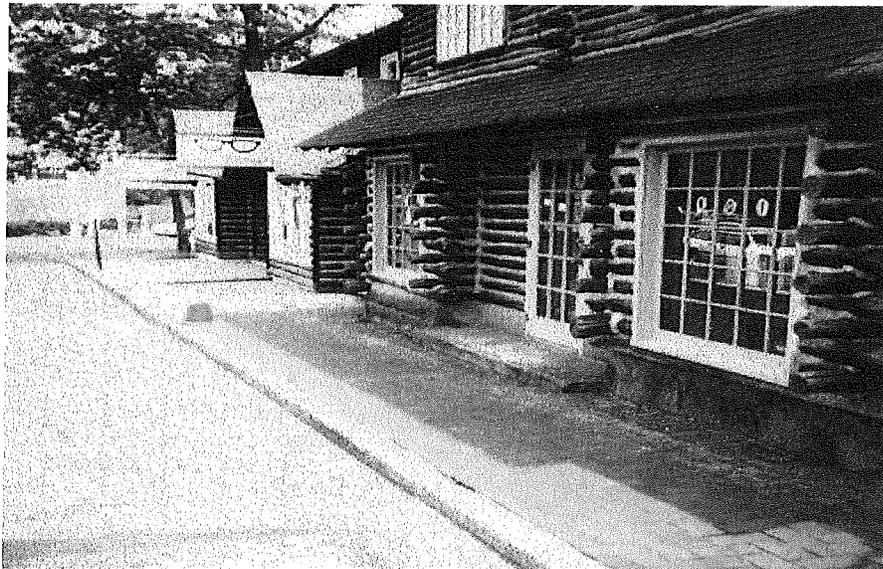


Alaimo Group

BOROUGH OF MEDFORD LAKES

2000 Master Plan Reexamination



Adopted by the Borough of Medford Lakes Planning Board
On January ___, 2001

BOROUGH OF MEDFORD LAKES

Master Plan Reexamination

Borough of Medford Lakes
Adopted by the Planning Board
On _____, 2001

Joseph S. Augustyn, PP, AICP
NJ Professional Planner #2447

The Master Plan original was signed and sealed in accordance with NJAC 13:41-1.3



Alaimo Group

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Planning Staff

Sherry Rockhill, Planning Board Secretary
Robert E. Kingsbury, Esq., Planning Board Solicitor
Joseph S. Augustyn, PP, AICP, Planner

BOROUGH OF MEDFORD LAKES
MASTER PLAN REEXAMINATION

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I. INTRODUCTION AND HISTORIC OVERVIEW

This document serves as the 2000 general reexamination of the Borough of Medford Lakes Master Plan and development regulations. The Planning Board prepares and adopts the findings of such reexamination, as provided by the governing body.

In 1982, Medford Lakes revised its Master Plan in accordance with general guidelines set forth in the Municipal Land Use Law, and by the New Jersey Pinelands Commission. In 1988, Medford Lakes adopted its "1988 Master Plan Update". This document addressed goals, objectives, and recommendations involving environmental protection, historic preservation, traffic circulation, housing, population and future land use. In 1994, Medford Lakes prepared and adopted its Master Plan Reexamination Report. To provide continuity with the Borough's previous Master Plan documents and to be consistent with the guidelines set forth in the Municipal Land Use Law, this 2000 Master Plan Reexamination Report addresses the following topics:

1. The major problems and objectives relating to land development in the Borough of Medford Lakes at the time of the adoption of the 1994 Master Plan Reexamination Report.
2. The extent to which such problems and objectives stated in the 1994 Master Plan Reexamination Report have been addressed in the period from 1994 to 2000.
3. The extent to which there have been significant changes in the assumptions, policies and objectives which form the basis of the Borough's Master Plan and development regulations, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the Borough's Master Plan or development regulations, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The Borough of Medford Lakes 2000 Master Plan Reexamination provides for the general continuation of the Borough's historical balance of land use, with a special focus on commercial and municipal fiscal stability, preservation of our natural resources, and maintenance of our infrastructure improvements

II. 1988 MASTER PLAN: BOROUGH GOALS, OBJECTIVES, PROBLEMS, ASSUMPTIONS, AND RECOMMENDATIONS

The 1988 Master Plan described the major goal identified in the 1982 Medford Lakes Master Plan as “the maintaining and preserving of open space”. The 1988 Master Plan further recognized the need to protect open space, and ensure conformance with The New Jersey Pinelands Comprehensive Management Plan. A revised zoning ordinance, site plan ordinance and land subdivision ordinance were subsequently adopted in 1982. These ordinances included new regulations for the Borough’s Lakes Suburban Reserve (LSR) zone. This action was effectively aimed at maintaining and preserving open space by requiring a minimum lot size of 3.2 acres for approximately 10% of the Borough’s land area.

The 1988 update also referenced the 1982 Master Plan as having recognized the unique character provided by the log structures in the Borough. The Borough subsequently designated an historic district and historic design standards as actions to preserve and protect the Borough’s unique character.

The 1988 Master Plan stated that no major changes had occurred in the Borough since the last adoption of the 1982 Master Plan; however, area communities have grown at dramatic rates and increased traffic passing through the Borough, particularly on Tabernacle, Stokes and Tuckerton Roads. The 1988 document describes the 1982 Master Plan as having deemed unwarranted revisions to the Borough’s road system, recreation facilities and housing requirements. The 1988 Medford Lakes Master Plan recommended adherence to the Comprehensive Management Plan of The Pinelands Commission to aid the Borough in its endeavor to maintain the current level of housing and services offered. Medford Lakes subsequently adopted its Land Development Ordinance supporting The Pinelands Comprehensive Management Plan.

- **SPECIFIC GOALS AND OBJECTIVES OF THE 1988 MASTER PLAN UPDATE**
 1. Protect the environmental quality of the Borough’s natural resources in order to preserve the balance of its ecological systems and safeguard the future health and welfare of the residents. The stated objectives in support of this goal:
 - a. Encourage preservation of ecological systems and recognition of the environmentally sensitive nature of lands and waters in the Borough.
 - b. Maintain design standards which will minimize the effects of development upon the environment in all areas of the Borough.
 2. Safeguard the heritage of the Borough of Medford Lakes and maintain the uniquely livable environment by preserving that part of the Borough

which reflects elements of its cultural, social, economic and architectural history.

- a. Ensure that any renovation of or additions to existing structures are performed in accordance with clearly established design standards for the preservation of historic features.
 - b. Evaluate standards to maintain historic properties and recommend additional standards where appropriate.
3. Seek a coordinated circulation system within a local and regional planning context, which enables the safe and efficient movement of people and goods.

Objectives:

- a. Encourage alternate circulation networks around the Borough to minimize auto traffic trips through the Borough.
- b. Evaluate county and State transportation and circulation planning and coordinate with local circulation planning.

1988 Planning Board members identified areas of concern for incorporation into the 1988 Master Plan Update:

1. The Borough recycling program should be included.
2. Sewage disposal hook-up for septics should be made mandatory.
3. The public should be made more aware of the harm caused by fertilizers entering the water system. Laws are to be considered.
4. There must be incorporation of the historic district in the Master Plan.
5. Current demographic data.
6. Tree preservation.
7. Control of waterfowl which affect lake waters.
8. Update to the Rural Development Zone.
9. Traffic problems.
10. Colony Club activities regarding lake cleaning.

11. Colony Club procedures to maintain the lakes.
12. Affordable housing.

The 1988 Master Plan Update included the following recommendations in response to the Planning Board's concerns and other planning issues.

- ENVIRONMENTAL PROTECTION

1. Tree Preservation. Sample tree preservation ordinances were included in the Master Plan Update as an outline for an ordinance to preserve trees on residential properties in the Borough of Medford Lakes.
2. Solid Waste/Recycling. The Borough's existing recycling ordinance establishes a program for the separation of waste and paper products, glass, aluminum, metal, garbage, trash and debris and other metal and non-metal items. The Borough ordinance also includes separation and collection of leaves. It was recommended in the 1988 Master Plan Update to include a recycling ordinance within the Land Development Ordinance. It was further recommended that site plan and subdivision reviews address where materials will be stored, where materials will be picked up, how much material will be generated, and how much storage area is required for each material.
3. Sewage Disposal Hookups/Septic Hookups. It was recommended that the Borough require units sewered by septic systems to tie into the public sewer system once infrastructure is available.
4. Fertilizers. The 1988 Master Plan provided suggestions for managing fertilizer use on lawns around the lakes. These suggestions included requesting applicants seeking development and redevelopment approval to provide deed restrictions prohibiting the use of fertilizers. Several "Best Management Practices" (BMP's) were listed.
5. Water Fowl. It was stated that waterfowl pose a nuisance to the homeowners in the Borough in terms of recreation and aesthetics. Best management practices and public education regarding the water fowl problem were suggested in addition to a municipal ordinance as (then) recently adopted by the Borough. A series of BMP's were listed.
6. Lakes. The 1988 Master Plan Update included a detailed history and discussion of the goals, objectives and implementation program included in the Colony Club Lakes Master Plan. The Lakes Master Plan included recommendations for management and control measures. Management and control measures which included silt chambers/sediment traps, grass waterways along roadsides, and street sweeping should be implemented

through the Borough. Additional recommendations included a regular program for the maintenance of catch basins and silt traps, and that best management practices by the Borough residents are encouraged. The Master Plan Update also recommended that the responsibility for the dams in the Borough be clearly established, and that a program be implemented ensuring regular inspection of dams and necessary maintenance.

- HISTORIC PRESERVATION

The 1988 Master Plan Update stated that in recognition of the need to preserve and protect the log cabins and the Borough's uniquely livable environment, a Medford Lakes Historic Study Preservation Plan was completed. In August 1986 an addendum to the 1982 Master Plan was adopted establishing a Lakes Historic District. To implement and enforce the Lakes Historic Zone, an ordinance was adopted establishing a Lakes Historic and Preservation Commission. It was recommended that the Historic Commission continue to administer and review applications within the Lakes Historic District based upon existing design standards with continued administration by the Borough's Planning Board.

- TRAFFIC CIRCULATION

The 1988 Master Plan Update stated that communities neighboring the Borough have rapidly developed since the last adoption of the Master Plan, with increased traffic being the result. Also mentioned was the fact that Medford Lakes is a community where walking and bicycling is important modes of transportation. The Borough had established a school courtesy route designating 18 roads for children to use for bicycling to and from school and recreation sites.

It was recommended that the Borough seek cooperation with Burlington County in designating an alignment for a Medford Lakes By-Pass. It was further recommended that the Planning Board, in cooperation with the Borough Council, seek out the county for discussion regarding concerns about traffic passing through the Borough and its negative affect ton the quality of life and the hazards it creates.

- HOUSING

A Housing Element was prepared by the Medford Lakes Borough Council, adopted on August 1, 1988 and made part of the 1988 Master Plan Update.

- POPULATION

The 1988 Master Plan Update provided a general population profile for the Borough of Medford Lakes based on the 1980 US Census.

- FUTURE LAND USE RECOMMENDATIONS

The 1988 Reexamination Report included the following future land use recommendations:

1. To maintain the character and pattern of land use in the Borough, it is recommended that land uses and bulk requirements for the Lakes Residential (LR) District remain as established by the last master plan.
2. Because Medford Lakes is located at the edge of a growing regional center which provides convenient opportunities for employment and services to Borough residents, and in character with the residential land use character of the Borough, it is recommended there be no expansion of the Lakes Commercial (LC) District in the Borough.
3. The Borough has no plans for expansion of municipal land uses, therefore, there is no need for expansion of the Lakes Institutional (LI) District.
4. It is recommended that the primary land use in the Lakes Environmental Conservation District (LEC) be recreation with single-family detached dwellings limited to conditional uses at one unit per 2.06 acres as permitted.
5. No changes to the Lakes Quasi-Public District (LQP) are needed and no expansion of the district is necessary.

- LAND USE COMPATIBILITY WITH ADJACENT MUNICIPALITY

The 1988 Master Plan update included an examination of existing and proposed land issues within the Borough as compared to the adjacent existing and proposed land uses in Medford Township. General compatibility between the land uses was found, with the exception of Medford Pines. It was stated that the density of units proposed for the RGD District in Medford Pines is not compatible with the land use and environmental concerns in Medford Lakes and should be discouraged by the Borough.

III. 1994 MASTER PLAN REEXAMINATION: BOROUGH GOALS, OBJECTIVES, PROBLEMS, ASSUMPTIONS, AND RECOMMENDATIONS

In 1994, Medford Lakes adopted the following recommendations, goals and objectives supplementing those adopted in the 1988 Master Plan update.

1. MUNICIPAL REVENUE

Municipal revenue must be sufficient to promote the public health, safety, morals and general welfare of the residents of Medford Lakes.

- a. An economically healthy tax base must be maintained within a land use context which is restricted from expansion to any significant degree.
- b. A cohesive plan for businesses in Medford Lakes is necessary in order to stay competitive regionally. It is recommended that marketing strategies be developed for Medford Lakes. A committee should be formed consisting of municipal officials, business owners within the Borough, and municipal residents.
- c. Home businesses are regulated within the Borough by ordinance, and these ordinances are to be enforced. Regulated home businesses should be inventoried, and made part of the Borough's marketing plan. Appropriate licensing fees should be set.
- d. Assessments are to be equitable and accurate for all properties. Single-family homes with apartments should be assessed appropriately.
- e. Vacant or non-commercial properties within the Lakes Commercial Zone which have potential for becoming commercial ratables should be examined. Appropriate properties adjacent to the LC zone should be studied for possible inclusion within the commercial district.
- f. Bed and breakfast type uses should be examined as a possible conditional use activity within appropriate zoning districts.
- g. The balance between encouraging business expansion, and controlling traffic and parking must be considered in any marketing strategy.
- h. Updated Pinelands Commission regulations relative to commercial uses should be examined for marketing opportunities in Medford Lakes.
- i. All proposed developments are to provide for the needs and impacts of the development. When determined necessary by the Borough using fair and reasonable standards, applicants will be required to make on-site and off-tract improvements, or pay the pro-rata amount of the cost of providing the necessary facilities, improvements and services. Examples of possible

needs and impacts of development include drainage, water and sewer, recreation, traffic circulation, streets and parking community facilities, open space and environmental conservation.

2. POPULATION AND HOUSING

Borough services are to be provided to residents in view of changing municipal demographics. The special needs of the elderly are to be considered, as are the special needs of our youth.

- a. The changing needs of our more senior residents and the evolving educational needs of our students are to be considered in Borough policies and municipal expenditures.
- b. The Borough of Medford Lakes recommends no changes to its development regulations specific to redevelopment plans for the Borough, as described in the "Local Redevelopment and Housing Law", P.L. 1992, c. 79.

3. ENVIRONMENTAL QUALITY

Supplementing the goals and objectives of the Borough's (1988) Master Plan regarding environmental quality, the following recommendations are made:

- a. The Lakes are recognized as a high priority resource within the Borough. Lake quality, dam maintenance, and the use of surrounding land contribute significantly to municipal property values and the Borough tax base. The Borough must develop strategies which support lake quality and dam maintenance. The use of fish in helping to maintain water quality, reduce plant growth and mosquitoes should be explored.
- b. The Borough supports the expanded use of indigenous plants in all municipal and private landscaping, and the need to monitor the effectiveness of the municipal tree-cutting ordinance. Erosion control projects should include the use of bioengineering techniques as appropriate.
- c. Excessive fertilizer use is recognized as a real danger to water quality in our lakes and streams, groundwater and aquifers. The effects include degradation of water quality which can impact humans and wildlife. Medford Lakes supports the strict control of excessive fertilizer use on all properties throughout the Borough. Furthermore, surrounding municipalities are requested to pursue control of excessive fertilizer use which may affect our shared natural resources.

- d. Appropriate buffer widths and plantings should be provided between differing land uses and along the municipal boundary. General land use compatibility between Medford Lakes and Medford Township continues.
- e. The Borough of Medford Lakes actively supports environmental education. All segments of the population need to be given opportunities to learn methods and techniques which will permit future generations to enjoy environmental benefits as we currently enjoy. Municipal strategies should be developed to expose environmental education to all population segments within the Borough. Recommended strategies are provided in the (1994 Master Plan Reexamination) Appendix.

4. TRAFFIC

Traffic remains a problem within the Lakes Commercial District. Drive-through traffic contributes congestion in our central business area without contributing to local businesses. Furthermore, there is inadequate parking for our present businesses and houses of worship, and excessive speed along certain Borough streets. Recommendations:

- a. All site plan applications require close adherence to the parking requirements.
- b. A Medford Lakes By-Pass option for drive-through traffic remains necessary. The Borough supports further study of this concept by Burlington County, and continued coordination with Borough officials and the Police Department.
- c. Methods to implement recommendations by the Medford Lakes Police Department on how to reduce traffic congestion and improve inadequate parking conditions should be studied.
- d. Traffic should be directed along non-dam routes in an effort to reduce impacts on load bearing culverts and bridges.

5. DEVELOPMENT REGULATIONS

Development regulations include the zoning ordinance; subdivision ordinance, site plan ordinance and other regulations which effect the use and development regulations require evaluation for possible updating.

6. ADDITIONAL RECOMMENDATIONS

- a. Permitted and conditional land use should be examined in view of changes to Pinelands Commission regulations, and changing needs and demographics in Medford Lakes.

- b. The general regulations of the Borough should be evaluated for possible updating in view of changing needs and demographics in Medford Lakes.
- c. Subdivision and site plan regulations should be evaluated for consistency with the latest amendments to the New Jersey Municipal Land Use Law.
- d. Municipal Design Standards should be evaluated for consistency with modern design techniques. Updating should be provided as necessary in view of the general developed nature of the Borough and the second generation of development which will occur.

IV. 1994 TO 2000: CHANGES TO GOALS, OBJECTIVES, PROBLEMS, ASSUMPTIONS AND RECOMMENDATIONS

This section describes the extent to which problems and objectives stated in the 1994 Master Plan Reexamination Report have been addressed. In addition, significant changes in the assumptions, policies, and objectives which formed the basis of Medford Lakes Master Plan and development regulations are also described.

1. ENVIRONMENTAL QUALITY

The Borough of Medford Lakes has furthered its goal to protect the environmental quality of the Borough's natural resources. The Borough Council, Planning Board, Borough Commissions, Recycling Coordinator and Department of Public Works have strived together toward this goal by preserving ecological systems and recognizing environmentally sensitive lands through their decisions and actions.

Although the threat to our natural resources continues, several conditions have helped control the rate and level of impact since 1994. One factor involves actions by the surrounding municipality, Medford Township. Medford has made significant efforts in controlling land use impacts to shared natural resources through land use controls and practices, and the implementation of an open space acquisition program. Secondly, the growth rate of area development has slowed as the result of various factors. Thirdly, environmental education has made people more aware of the impact which individual behavior has on our shared environment. Medford Lakes welcomes all of these results. Design standards and storm water management regulations which effect land use impacts have also been strengthened through updates to NJDEP development regulations, and the adoption of the New Jersey Residential Site Improvement Standards (RSIS).

2. HISTORIC PRESERVATION

The Borough's goal of safeguarding the heritage of Medford Lakes and preserving its cultural, social, economic and architectural history has been furthered, despite the tragic loss of Settler's Inn by fire. The Planning Board maintains its historical perspective in its review of all development applications.

Medford Lakes experienced the devastating loss of its landmark Settler's Inn in 1997. This loss had an immediate impact on the Borough's historical identity, and continues to impact the social and economic well being of the community as well. Settler's Inn served as the anchor and landmark site of the Borough's Lakes Commercial District, was a center for community gatherings, and provided critical revenues to the Borough's commercial tax base. Medford Lakes continues to mourn the loss of a major piece of its history.

The Borough responded immediately to the total destruction of Settler's Inn by evaluating resources and options which could help guide the future use of the newly vacant lot at the gateway to the community. The Borough considered a series of use concepts ranging from municipal and park development, to mixed community commercial. New ordinances and zoning were considered, reconstruction feasibility was evaluated with the property owner, and possible development opportunities were examined. Borough Council had also authorized the Planning Board to perform an Area Site Suitability Determination in accordance with the New Jersey Local Redevelopment and Housing Law. Although not adopted, this effort by the Planning Board created a significant database for the area. The analysis and report includes existing land use characteristics, history, physical and social conditions, and detailed mapping and information involving individual property uses, and commercial district boundaries. A summary of this information is provided in the appendix.

At this juncture, the Borough continues its efforts to guide toward the best use for the property which will help meet the numerous community needs created by loss of the Settler's Inn.

Our neighbor, Medford Township, is currently completing a Community Design Plan Element of their Master Plan, and the implementing Community Design Ordinance. The purpose of these documents and rules is to achieve and sustain a traditional environment both natural and built, and to protect historical features. This effort is consistent with Medford Lakes' goal of safeguarding the heritage of our community, and will help assure traditional continuity in both municipalities.

3. CIRCULATION

The Borough's goal of seeking a coordinated circulation system within a local and regional planning context remains constant. Medford Lakes seeks the safe and efficient movement of people and goods. The Borough has stated objectives to encourage alternate circulation networks around Medford Lakes to minimize auto traffic to the Borough. Furthermore, the Borough seeks to coordinate with local circulation planning efforts and to evaluate county and State transportation and circulation planning proposals.

The Borough of Medford Lakes, through its Police Department and Department Safety, coordinate and interact with county and State agencies regarding local circulation planning and safety. The municipal objective to encourage alternate circulation networks around Medford Lakes "to minimize auto traffic to the Borough" has become more specific since 1988. In view of present concerns of maintaining viable commercial businesses and encouraging a marketing plan for Medford Lakes, the Borough seeks a balance between strengthening its present commercial businesses and controlling traffic. This balance applies to the previous Master Plan update recommendation that cooperation be sought with Burlington County in designating an alignment for a Medford Lakes by-pass.

4. DEVELOPMENT REGULATIONS

During the period of 1998 and 1999, Medford Lakes prepared and adopted an update to their Development Regulations including Zoning, Site Plan, Subdivision, and Design Standards. This effort produced a unified approach to regulating development in Medford Lakes, while preserving continuity with traditional development controls in the Borough.

V. 2000 REEXAMINATION REPORT: RECOMMENDATIONS FOR MEDFORD LAKES REGARDING GOALS, OBJECTIVES, POLICIES AND STANDARDS

1. Section III of this Reexamination Report lists Borough goals, objectives and recommendations included in the 1994 Reexamination Report which supplemented and amended those adopted in the 1988 Master Plan. Categories included municipal revenue, population and housing, environmental quality, traffic and development regulations. The goals, objectives and recommendations included in the 1994 Reexamination Report as provided in Sections II and III of this Master Plan Reexamination are recommended to be adopted as part of this 2000 Reexamination Report, with the following considerations:
 - a. The recent completion and adoption of updated development regulations by Borough Council and the Planning Board has addressed the issues and needs as cited in the Planning Board's 1994 recommendation for updating the Borough's previous zoning ordinance, subdivision ordinance, site plan ordinance, design standards and related regulations. Specific updates to these regulations should occur as conditions require.
 - b. Medford Lakes may consider updating specific elements of their Master Plan to help effect recommendations cited in this reexamination report.

THE FOLLOWING RECOMMENDATIONS FURTHER THE GOALS, OBJECTIVES, POLICIES AND STANDARDS OF MEDFORD LAKES IN THE YEAR 2001 AND BEYOND:

1. As we move into the 21st Century, the Borough establishes an increased focus on strengthening its commercial tax base and ensuring business viability. Many options exist in the effort toward achieving this objective, and no one option should be ruled out prior to an examination of commercial strength and marketability in Medford Lakes.
2. The conclusion of the Borough of Medford Lakes 1988 Housing Element was that the Borough is unable to provide for (large scale) new housing. While this conclusion remains true, the Borough welcomes the rehabilitation of existing dwellings and other structures within the Borough, particularly where appropriate and in a manner consistent with the traditional log cabin design which help define community character.
3. Redevelopment of the former Settler's Inn property should be consistent with the development pattern of the Lakes Commercial District, provide for safety and easy access by pedestrians and cyclists, accommodate safe vehicular movement and buffered parking, maintain Medford Lakes log cabin historic design traditions, preserve environmental resources, provide abundant landscaping and streetscape improvements, and meet fire safety and emergency access codes and standards.

4. Residential Neighborhoods should be protected from excessive on-street parking, non-local traffic and loss of traditional Medford Lakes environmental and historical ambiance.
5. Borough actions should strive to achieve and sustain a desirable, traditional visual environment, and to protect and preserve established residential and commercial neighborhoods, consistent with Medford Borough's well-documented history both natural and built, by applying traditional and creative techniques of good civic design and arrangements.
6. Continued use of existing historic structures is encouraged in the function for which they were built. In the alternative, adaptive reuse of existing historic structures is preferable to demolition.
7. Existing trees and other vegetation should be preserved to the greatest extent possible by limiting clearing to the minimum needed for safety, access and sight distance.
8. Roadways and parking lots should be designed or upgraded to accommodate and encourage safe and convenient pedestrian and bicycle movement. The development and implementation of a municipal wide pedestrian and bicycle compatible roadway and bikeway plan is recommended.
9. Community gathering places, such as small parks or village greens, are encouraged as quiet resting areas for community residents.
10. Water conservation and water quality design techniques should be applied wherever possible, including the preservation of existing vegetation; the use of indigenous landscaping which requires little or no surface spray irrigation, or the use of subsurface trickle irrigation where necessary for the viability of trees and shrubs; the control of excessive paving and other impervious surfaces, the design of natural storm water management facilities, and the prudent control of fertilizers and pesticides to help maintain the highest possible water quality in our lakes, streams, and groundwater.

APPENDIX

LAKES COMMERCIAL AREA AND ADJACENT ENVIRONS

HISTORY

Medford Lakes was the site of one of the first iron manufacturing centers in the country. The Etna Furnace, established in 1766, provided cannonballs and other war materials during the Revolutionary War.

In 1927, Captain Barbour of Texas conceived the idea of developing a rustic summer resort on the site of the Old Etna Furnace. He engaged Leon E. Todd to act as his agent. The property had been previously acquired by the Ballinger family in 1821 and was part of Medford Township. At the time of sale to the developer in 1927, the 1.2 square mile tract had an assessed value of \$4,500. In this same year, the first cabins were built and the Colony Club was formed. The Colony Club was formed to serve Medford Lakes as a private club and was charged with a wide range of duties for its residents.

In 1929, Leon Todd acquired the Barbour interest in the tract and dedicated himself to creating Medford Lakes in accordance with the original vision. This vision included an ultimate population of 6,000 to 7,000 residents, 1,600 cabins on a minimum of 3 lots per cabin, an area for commercial uses, 21 Lakes, and an abundant amount of open space.

Medford Lakes became a municipality ten years later in 1939 when a bill setting it off from Medford Township was passed by the State Legislature and signed by Governor Moore as Chapter 60, Laws of 1939.

By 1950, nearly 350 residential cabins had been built. At the time of Todd's passing in 1959, Medford Lakes was approximately 60% developed with nearly 1000 cabins. The current total of nearly 1,600 single-family cabins/homes was largely completed by 1975.

The population in Medford Lakes peaked in 1980 when nearly 5,000 residents were counted in the census. The 1990 census showed a change in demographics with 4,462 persons. The latest estimate in 1996 was 4,342 based on extrapolation.

The Lakes Commercial District established its first food market in 1928, when Van Gorgan's "Log Cabin Tea Room" was built at Stokes Road and Lenape Trail. The market provided foodstuffs, fruits, vegetables, as well as gasoline, kerosene and home delivered ice.

Around this time, George Pearson of Sunnyside Dairy was the "Lakes Milkman" delivering to the door. Friehofers Bakery and Dugan Brother's had home delivery of bread and pastries in the 1930's and 1940's. Hucksters traveled the trails selling fruits and vegetables. Ole' "Gus" had an ice cream truck parked at the beaches. In 1932, Mrs. Adele "Mom" Schauffhauser took over the "Tea Room", and expanded the facilities. She was an "Institution" to Lakes people into the sixties. Also in 1932 the Wardle's leased a new building on Trading Post as a delicatessen.

In 1935, Nelson J. Schoeffling's came to operate the Trading Post Store and to it added home delivery of groceries. They were open the four summer months through 1945.

In 1946 the Schoefflings moved their grocery business up Stokes Road. They actually had built, and operated or leased, most all of the Lakes Shopping area as we know it today.

Determined to protect its colonists from problems or annoyances of any type, Medford Lakes had a Tradesmen's License Committee that screened licenses and regulated applicants for the privilege of doing business in the community.

Medford Lakes Development Company assisted in financing real estate transactions until the Medford Lakes Building and Loan Association was formed to handle the vastly expanding growth.

In 1958, pledges of local citizens of over \$1,000,000.00 enabled funds to be insured by the Federal Government and thus established the Medford Lakes Savings and Loan.

In 1965, Harrison L. Todd, then President of the Savings and Loan Association, caused the merger into the Farmers' and Mechanics' Savings and Loan Association of Burlington, NJ. The former Medford Lakes Savings and Loan enjoyed the unique distinction of never having a foreclosure.

CURRENT

As Medford Lakes enters the year 2000, there are just 15 commercial parcels assessed within the municipality, yielding a total real property valuation of less than 2%. Residential valuation is extremely high at nearly 98%. There are no industrial or farm valuations, and vacant land valuation is .4%.

The demographic trends and property valuation figures indicate a crucial need for Medford Lakes to maintain its population base and solidify a core of commercial valuations. These efforts are key to local economic and future fiscal sustainability.

INFRASTRUCTURE WITHIN THE REDEVELOPMENT AREA

Medford Lakes maintains an infrastructure which is partially dated; however, the overall capacity is adequate. Specific areas within the Redevelopment area require repair and maintenance. The municipal tax base for funding the necessary repairs and maintenance is strained.

- Storm Sewer: Undersized and inadequate in specific areas. Flooding occurs. Sinkholes occur where soil filters into system leaving voids below the pavement.
- Sanitary Sewer: Dated pipe requires repairs and maintenance. Sufficient sewerage capacity exists to account for future users.
- Electrical: Overhead transmission lines detract from the streetscape.
- Roads: Implementation of road improvement programs has been delayed due to lack of funding.
- Sidewalks: ADA access ramps are lacking in specific areas where sidewalk has been installed.
- Street Lights: Inadequate and inappropriate illumination. Glare and up lighting need to be controlled.
- Curb: Curb replacement/repairs necessary in specific areas.
- Streetscape: Professionally designed landscape architecture, consistent with the Lake's log cabin tradition, is necessary to achieve overall community continuity and consistency. Streetscape improvements are presently lacking.

COMMERCIAL USES WITHIN THE REDEVELOPMENT AREA

Commercial buildings in Medford Lakes generally range from poor to fair structurally, and poor to good for facade or appearance. A recent on-street evaluation of redevelopment area properties performed by Thomas R. Heck, Borough Building Inspector, provided the following results:

TRADING POST COMMERCIAL DISTRICT

Water Garden Shop: No ADA.

Lakes Optical & Miracle Ear: No ADA, Recently paved parking lot, no site plan approval.

Peter Stout Accountant: No rails on rear steps. Old fuel oil tank in rear of building. No ADA.

Toy Cabin: No ADA, rear entrance blocked.

Litwornia: No ADA.

Lotta Music: No ADA. Some property maintenance necessary.

John Barber Shop: No ADA.

Wild Dreams Art Studio: No ADA. Property maintenance necessary.

Bank: First floor: ADA OK. Second floor possibly rented: no ADA.

Laundry: No ADA. Some property maintenance necessary.

Ye Old Travel: No ADA. Some property maintenance necessary.

General: No curb cuts for ADA in Trading Post for sidewalk use of for business and no ADA parking for any business.

General: There are at least two living areas attached to barber shop and art studio. No ADA accessible parking.

STOKES ROAD COMMERCIAL DISTRICT

7-11: ADA ramp has no handrails. Also, no ADA accessible parking for van.

C & S Cleaners: No ADA & illegal addition to rear of building. No accessible parking for disabled.

Riviera Pizza: No ADA, bank erosion in rear corner, along creek. No accessible parking for disabled.

Easi: Unsafe structure in rear of property. Messy yard, junk cars.

PUBLIC BUILDINGS

Fire House: OK.

Public Works: Needs some maintenance and no ADA.

Sewer Plant: All buildings OK.

Borough Offices: Needs complete replacement. No ADA. Some contamination from oil tanks.

Note: These preliminary comments are from Thomas R. Heck.

ADDITIONAL FINDINGS:

The Redevelopment Area involves unique circumstances and contains specific conditions which further effect its applicability to meeting Redevelopment Criteria:

- The devastating loss of the Settler's Inn, and the large expanse of cleared land left after the removal of its charred remains, continues to have reverberating visual, economic and social impacts on the community.
- The original circulation layout of trails and parking areas within the commercial district does not account for present day needs for being pedestrian friendly and providing ADA accessibility, while accommodating vehicle circulation and appropriately screened parking.
- The unique historical framework and character of the Medford Lakes Commercial Area demands an overall comprehensive planning approach to redevelopment to insure that the history and traditions of the area are preserved.
- The compact and finite area within the Lakes Commercial District, and the sparse number of current commercial uses, provide only limited present benefit to the Borough's tax base, and a poor prognosis for the future. The loss of Settler's Inn has significantly exacerbated this dilemma. Therefore, a district-wide comprehensive redevelopment effort is crucial to achieving effective and efficient use of the area, while maintaining the historical traditions of The Borough of Medford Lakes.

