



BOROUGH OF  
MEDFORD LAKES  
Burlington County, New Jersey  
Master Plan Reexamination  
And Update

Adopted by the Planning Board  
November 15, 2007

Prepared By

**Medford Lakes Planning Board**

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# BOROUGH OF MEDFORD LAKES BURLINGTON COUNTY

## 2007 Master Plan Reexamination Report and Update

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A handwritten signature in black ink, appearing to read 'J. S. Augustyn'.

Joseph S. Augustyn, P.P., AICP  
New Jersey Professional Planner No. 2447

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

*Cover Photograph:  
Ballenger Lake and New Municipal Log Cabin in Construction  
August 2007  
Photographer: Stephen J. Augustyn*

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BOROUGH OF MEDFORD LAKES  
2007 MASTER PLAN REEXAMINATION AND UPDATE

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## **I. INTRODUCTION AND OVERVIEW**

This document serves as the 2007 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. This document also updates municipal goals and objectives as stated in the Master Plan.

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 and 2001, Medford Lakes prepared and adopted its Master Plan Reexaminations. 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 2007 Master Plan Reexamination Report and Update 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 2001 Master Plan Reexamination Report.
2. The extent to which such problems and objectives stated in the 2001 Master Plan Reexamination Report have been addressed in the period from 2001 to 2007.
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 materials; and changes in applicable State, county and municipal policies and rules.
4. The specific updates and changes recommended for the borough's Master Plan and development regulations, including objectives, policies and standards, and whether a new plan or regulations should be prepared.

The Borough of Medford Lakes 2007 Master Plan Reexamination and Update 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 natural resources using best management practices; and maintenance of infrastructure improvements.

## **II. 1982 AND 1988 MASTER PLANS: BOROUGH GOALS, OBJECTIVES, PROBLEMS, ASSUMPTIONS, AND RECOMMENDATIONS**

The 1982 Medford Lakes Master Plan identified a major goal as “the maintaining and preserving of open space”. The 1988 Master Plan built on this goal and 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 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 described the 1982 Master Plan as having recognized the unique character provided by the log structures in the borough. The borough subsequently designated a 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 resulting in increased traffic passing through the borough, particularly on Tabernacle, Stokes and Tuckerton Roads. 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 that 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 that 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 septic systems 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 that 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 bypass. 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 Medford Lakes, 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 that 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 AND 2001 MASTER PLAN REEXAMINATION REPORTS: 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 that 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 properties, 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's regulations in the Comprehensive Management Plan 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 that 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 that 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 that 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 bypass 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 that will occur.

- STATUS ON MEETING THE OBJECTIVES OF THE 2001 MEDFORD LAKES MASTER PLAN REEXAMINATION REPORT

- 1. Municipal Revenue:

Residential property tax still remains the main source of municipal income.

A cohesive plan for business development within the borough remains elusive.

Home businesses are regulated by ordinance; however, methods for compliance remain elusive.

The property assessment process is compliant with state regulations. Single-family properties with apartment units are not yet appraised accordingly.

Vacant and non-commercial properties within the Lakes Commercial Zone are regularly reviewed for potential use.

Properties that hold potential for bed & breakfast type usage have been reviewed.

The severe limitation for parking and an unacceptable increase in localized heavy traffic remains as a major concern for expansion of the Lakes Commercial Zone.

The Pinelands Commission regulations are continually reviewed to ensure compliance.

- 2. Population and Housing

The census estimates of 2006 show a slight decrease in the population for Medford Lakes. This is not viewed as a negative. Residential lots in Medford Lakes are, for all practical purposes, fully developed at this time.

- a. Providing specific/dedicated services and programs for senior citizens remains elusive.

- b. No changes have been made to the redevelopment plan as presented.

3. Environmental Quality

- a. The lakes remained a highly valued resource for the borough.
- b. The borough continued to support the use of indigenous plants and maintaining landscaping practices acceptable to the residents.
- c. The use of excessive fertilizer is wasteful and a danger to the quality of our surface waters and groundwater. Residents are required to obey the state and federal regulations when applying fertilizer and or any pesticide.
- d. The buffer widths between Medford Lakes and Medford were established as part of the original creation of the applicable tax maps for the borough. No changes have been made to these buffer widths.
- e. The borough supports environmental education. A borough process for the active or the active conduct of such education remains elusive.

4. Traffic

The volume of traffic in, thru and around the borough remains a concern. The borough police department is actively assessing the physical design of the various roadways along with the driving practices/preferences of area residents and intends to provide a report with recommendations before the end of 2007.

5. Development Regulations

No significant changes to the borough development regulations have been issued.

6. Additional Recommendations

The 2001 recommendations were reviewed. The recommendations considered to be acceptable for addressing the concerns of today's population have been included into the Master Plan for 2007.

#### **IV. 2001 TO 2007: UPDATES AND CHANGES TO GOALS, OBJECTIVES, PROBLEMS, ASSUMPTIONS AND RECOMMENDATIONS**

This section describes the extent to which some of the objectives stated in the 2001 Master Plan Reexamination Report have had to be revisited. This section also presents new state and federal regulations imposed since 2001 as well as emergent social issues that now need to be addressed. In addition, updates and changes in the assumptions, policies, and objectives, which formed the basis of Medford Lakes Master Plan and development regulations, are also described.

In accordance with the Municipal Land Use Law, this section describes various changes subsequent to the borough's last Master Plan and Master Plan reexamination report. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised is presented. In particular, changes relative 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 to state, county and municipal policies and objectives are presented.

##### **1. Environmental Quality**

Supplementing the goals and objectives of borough's (1988, 1994 and 2001) Master Plan documents regarding Environmental Quality, the following recommendations are in process or recommended.

###### **a. Stormwater Management:**

The federal government has issued new regulations with respect to the local control of stormwater and its debilitating effects upon the surface waters of the nation. New Jersey in turn issued new regulations for the local control of stormwater. The Borough of Medford Lakes in 2006 implemented the stormwater control ordinances for municipalities. These ordinances are for the control of what is called 'stormwater runoff'. Stormwater runoff is any precipitation that flows into our storm/sewer inlets or directly into our lakes. The borough is now required to monitor and improve, as needed, the quality of stormwater runoff before it enters area lakes and/or streams. This new regulation is a significant change in the methodology of stormwater management. Vacuum street sweeping is required, but only in commercial zones. This requirement is addressed through an interlocal services agreement with Medford Township. Another opportunity to address stormwater runoff quantity and quality is through control of paved driveways in Medford Lakes. Stone or sand driveways are optimal. Pervious pavement is another design alternative, as are on-site infiltration systems.

b. Aquifer Recharge:

The federal and New Jersey state governments are presently reviewing the need to require landscape designs such that all precipitation be captured and retained onto the local property, which it falls. The intention of this design is to protect the quality of groundwater and to recharge depleting aquifers. The borough should be watchful of this national proposal and respond in a positive manner should new state regulations be issued. The borough may also take a lead role in this area and initiate a plan. The borough needs to review what landscape technology best supports aquifer recharge, and to consider various methods to reduce impervious surfaces within residential and commercial areas during review and approval processes. Best Management Practices as promulgated through NJDEP should be examined in this regard. Another opportunity to positively effect groundwater and aquifer recharge to assure local compliance with NJDEP underground storage tank (UST) regulations. Medford Lakes can play a role in this effort by providing residents and businesses with information regarding UST's and Best Management Practices.

c. Gypsy Moth:

In 2007, the borough experienced a deluge of gypsy moths deemed unacceptable by borough residents. This deluge occurred even though many areas were sprayed to control the infestation. The year 2007 was that of a mild winter so that the normal winter kill of the gypsy moths eggs did not occur. It was also a year of cool and wet spring that did kill many of the natural predators of the gypsy moth. This combination resulted in an abundance of gypsy moths. The year 2008 may be one of complete frustration. This insect has been in New Jersey since 1914 and it is outside the realm of possibility to achieve elimination. Learning to cope with this insect is the only executable option. Reducing the quantity of the plants that the gypsy moth eats is an option that needs to be explored. Replacing plants that the gypsy moths prefer with plants that the gypsy moth does not prefer is another option that needs to be explored. The borough needs to demonstrate leadership in learning to live with an ever-changing natural environment.

d. Tree Death:

The borough has been experiencing what is deemed to be a rapid loss of trees due to, as yet, an unidentified cause. Like people, plants die for various reasons; old age, disease, insect attack, et al. A significant number of tree removal permits issued are for dead trees. The flora of Medford Lakes has never received what can be considered managed care. A review of landscaping practices needed to provide for a sustainable future environment should be undertaken. Canopy effect created by older trees

curtails younger tree growth. An urban forestry service for Medford Lakes is recommended.

e. Traffic Congestion:

Traffic patterns remain a concern of the borough residents. Medford Lakes is subjected to a lot of through travel. Drivers from surrounding communities choose using local borough roads for their travel needs rather than using main county roads. Many surrounding communities have installed speed bumps on their local roads to discourage use. The borough police department needs to provide periodic assessment on changes to traffic patterns.

f. Global Temperature Fluctuations:

The most significant emitter of carbon dioxide by a homeowner is the house itself. An acceptable practice to reduce household emission of carbon dioxide is the use of solar panels. The borough needs to review what landscape methodology is best suited to support reduction in carbon dioxide emission by a property owner.

- g. The borough should continue its practice of controlling ambient lighting (floodlights, etc.) during site plan review and other permitting processes.
- h. An emergency action plan as required by NJDEP should be developed.
- i. Properties still served by septic should connect to public sewer where required or are available for connection.

**2. Historic Preservation**

The Medford Lakes Historic Zone was created on the justification of preserving the vernacular architecture of a 1930-1950 era community. The home desires of present society can easily become out of step with such vernacular architectural requirements of our historic zone.

The Historic Commission should continue to administer and review applications within the district based upon the design standards existing at the time of justification for creating the district as a section of the borough land use ordinance.

The borough should provide area realtors with an informational brochure explaining to prospective buyers that significant change to historic properties is not permitted.

The borough should enact changes to the Historic Ordinance based on recommendations submitted by the Historic Commission. Ordinance updates would be focused on maintaining the unique style of architecture of the community. A community design plan element for Medford Lakes should be developed as another basis for maintaining historic character.

### **3. Circulation**

The redesign of the intersection and traffic island at the corner of Stokes and Trading Post Way has improved area vehicular and pedestrian traffic safety and controls.

Review installing a bicycle /walkway path along Stokes Road from Minnetonka trail to Lenape Trail adjacent to Ballenger Lake.

Review the option of installing a bicycle path along Dixontown Road, from Cochise Circle to Tabernacle Road.

The Medford Lakes Police Department should continually monitor traffic patterns affecting the borough and make recommendations as appropriate.

Investigate designation of “Local Traffic Only” routes for traffic that travels over load bearing culverts and bridges.

Review weight limits for traffic over trails and roads to maintain quality of the trails and roads and infrastructure.

Maintain schedules with regarding preservation regarding roadways and utilities including culverts, storm drains and sewer lines.

### **4. Development Regulations**

The 2007 Medford Lakes Master Plan Update is intended to reflect the interests, concerns and social needs of the present day citizens of the Medford Lakes Community. The Master Plan Update is intended to provide assistance for the leadership of the community.

Review of development regulations, including zoning, subdivision and site plan should be ongoing and updated as needed.

Identify and preserve the buffer area between Medford Lakes Borough and the Township of Medford to insure compliance and continued existence.

### **Fire Prevention Recommendations:**

1. Minimize the spread of fire:
  - Enforce exterior maintenance/upkeep by code enforcement officer.
  - Regulate shed placement.
  - Regulate house additions (exposure issues with fires due to radiant or direct heat/fire).
  - Require residential sprinkler systems in new construction, or exterior audible early warning alarm systems.
  
2. Fire safety awareness campaign:
  - The borough currently uses the Colony News;
  - [www.mlfd371.org](http://www.mlfd371.org);
  - Firehouse sign (Stokes Road);
  - [www.medfordlakes.com](http://www.medfordlakes.com);
  - Senior Citizen annual smoke detector inspections;
  - Annual public and private school education and the borough's annual open house during fire prevention week.
  
3. The borough needs to continue to provide guidance with respect to best management practices for not only fire prevention proper but also on life style choices that minimize the spread of fire should it occur. A brochure should be distributed addressing such issue; e.g. do not store flammable liquids in your home or garage, mulch fallen leaves/small twigs.

### **Fair Share Housing:**

The borough continues to examine its zoning ordinances to address State COAH requirement on affordable living units, and to also provide the living units supportive of the future needs of the borough's residents.

## 5. **Additional Issues and Recommendations**

### Housing and Population Demographics

Historic census data reveals that housing units in the Borough of Medford Lakes have not increased for the last two (2) decades.

The total number (1,555) of housing units has remained stable for the last ten (10) years. Medford Lakes Borough has been built out for a number of years, and as such the predominant form of new development will be redevelopment. The 2004 flood effects will accelerate this redevelopment.

Housing demographics have changed marginally in Medford Lakes Borough since the 1990 Census, while the population has become more diverse. The population; housing types; number of households; age distribution; and owner and renter occupancy rates as detailed in the 2000 census are shown in tables included in the Appendix in this Master Plan Reexamination Report. A detailed analysis of the Census would be part of a new Master Plan.

### Revitalization/Redevelopment - Central Business District (CBD)

#### 2006/2007 Smart Future Planning Grant

The borough recently received a Smart Future Planning Grant from the New Jersey Department of Community Affairs. The grant money is to prepare a preliminary investigation and redevelopment plan for the CBD.

The borough is focusing redevelopment and restoration efforts on protecting health and safety, maintaining traditional Medford Lakes community quality of life, and preserving/restoring our infrastructure and historically significant features. Improving our Lakes Commercial District is also an objective. A new PJ Whelihan's Restaurant has been built on the site of the historic Settlers' Inn, which was lost by fire in the late 1990's.

The grant money is also to prepare a Community Design Plan Element for the Master Plan. The borough endeavors to achieve the highest standards in community design through review of all development and redevelopment proposals.

Design guidelines consistent with the Medford Lakes traditional "Adirondack style" log cabin appearances are critical to redevelopment and preservation efforts; Medford Lakes' past cannot be overlooked. The borough intends to work closely with the New Jersey Pinelands Commission to maintain continuity with the Pineland Comprehensive Management Plan.

## Preservation of Environmental Resources

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. Medford Lakes 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. The regional growth rate has also slowed. Environmental education has made people more aware of the impact which individual behavior has on our shared environment. 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).

The borough implemented a Stormwater Pollution Prevention Plan (SPPP - a living document) in 2005 to increase protection of municipal and area waterways. Additionally, in 2007 the borough adopted a Stormwater Management Plan. The SMP and implementing ordinances employ watershed management techniques consistent with NJDEP and Pinelands Comprehensive Management Plan (CMP) regulations in controlling stormwater flows and nonpoint source pollution.

Preservation of wetlands, flood plains, stream corridors, forested areas and wildlife habitats continues to be considered a critical part of planning for the well-being and safety of present and future borough residents. As such, these environmental resources are presently mapped as part of a GIS mapping series, and considered in the review of all development projects in the borough.

The purposes of Medford Lakes' historic and residential districts, as established in the zoning code, are as follows:

### Section 401, Lakes Residential

- a. Purpose – The purpose of this district is to ensure the quality of development that has been fostered throughout the single-family structures and ensure a moderate density similar to the existing residential use pattern.

Section 407, Lakes Historic

- a. Purpose – The purpose of lakes historic is to protect the unique architectural character of the community by ensuring that development be performed in accordance with design standards for the preservation of historic features.

**V. 2007 REEXAMINATION REPORT: ADDITIONAL RECOMMENDATIONS FOR MEDFORD LAKES REGARDING GOALS, OBJECTIVES, POLICIES, STANDARDS AND MASTER PLAN ELEMENTS**

- Provide guidelines for “urban forestry” standards specific to Medford Lakes. The borough needs to adopt scenarios that are closer to plans developed by professionals for urban forest communities.
- Address issues regarding fire, insect attack on tree growth, bacterial attack on trees/shrubs, “CO2” reduction policy, excessive tree canopy and aquifer recharge.
- Examine “home business/occupation” fees and recommend appropriate changes.
- Consider amnesty for existing apartments. Create standards and require reregistering of all “garage apartments” and “rental properties”.
- Recommend separate sewer hookups for separate living units occupied by non-family members of private residence and establish a fee schedule.
- Address the social needs such as living units and population density.
- Update the Medford Lakes Master Plan to include a housing element and fair share plan consistent with the New Jersey Supreme Court decisions and COAH rules. The Master Plan should also include a community design plan element as an additional basis for regulating community designs focused on preserving the municipality’s historic character.
- Initiate programs to encourage homeowners to improve or renovate properties to increase value throughout the community.
- Provide a buildings and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources, consider the impact of buildings on the local, regional and global environment, allow ecosystems to function naturally, conserve and reuse water, treat stormwater on-site and optimize climatic conditions through site orientation and design.

- In an effort to provide for municipal health, safety and welfare, and to promote smart planning principles, initiate a program and regulations to ensure that illegal or detrimental improvements are made current with municipal and state regulations.
- Implement an educational program to address waterfowl issues regarding surface water pollution, consistent with municipal regulations.

**APPENDIX**

- **A BRIEF HISTORY OF MEDFORD LAKES**
- **INFRASTRUCTURE: COMMENTS AND RECOMMENDATIONS**
  - **2000 CENSUS**

## A BRIEF HISTORY OF MEDFORD LAKES

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 2000 population was 4,173, which reflects a decrease in population of over six percent (6%) from 1990.

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.

## **INFRASTRUCTURE: COMMENTS AND RECOMMENDATIONS**

- Trading Post Way had been partially blocked, as a result of the flood, in order to provide access for the school children to get to and from school on their bicycles. With the completion of the reconstruction of Aetna Way, the dam and Trading Post Way/Stokes Road intersection, the original route of access to the school has been restored.
- Ongoing examination of sanitary sewer and storm drains should continue in order to determine if upgrading is required.
- Road and trail engineering and surface conditions should be examined.
- Well water (aquifer), groundwater, and surface water quality (lakes and streams) should be continually monitored.
- Safe pedestrian pathways and bikeways should be provided at locations deemed necessary and appropriate.

**TABLE 1: Units in Structure by Tenure**

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	28	1531	1433	70
1, attached	0	15	5	10
2	0	9	0	9
3 or 4	0	0	0	0
5 +	0	0	0	0
Other	0	0	0	0
Mobile home or trailer	0	0	0	0
<b>Total</b>	28	1555	1438	89

Source: 2000 U.S. Census, Summary File 3; H30, H31, & H32 for Borough

**TABLE 2: Year Structure Built by Tenure**

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	14	73	44	15
1980-1989	7	68	61	0
1970-1979	7	177	166	4
1960-1969	0	464	445	19
1950-1959	0	508	467	41
1940-1949	0	91	81	10
1939 or earlier	0	174	174	0
<b>Total</b>	28	1555	1438	89
Median Year Built	n/a	1960	1960	1958

Source: 2000 U.S. Census, Summary File 3; H31, H34, H35, H36, & H37 for Borough

**TABLE 3: Comparison of Year of Construction for Borough, County, & State**

Year Built	%		
	Medford Lakes	Burlington County	New Jersey
1990-2000	4.69%	16.5%	10.5%
1980-1989	4.37%	15.9%	12.4%
1970-1979	11.38%	19.9%	14.0%
1960-1969	29.84%	17.9%	15.9%
1950-1959	32.67%	13.5%	17.1%
1940-1949	5.85%	4.5%	10.1%
1939 or earlier	11.19%	11.8%	20.1%
Total Units	1555	161,311	3,310,275
Median Year	1960	1971	1962

Source: 2000 U.S. Census, Summary File 3; H34 & H35 for Borough, County, & State

**TABLE 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	232	217	15
2 person	564	544	20
3 persons	309	288	21
4 persons	280	257	23
5 persons	103	93	10
6 persons	33	33	0
7 + persons	6	6	0
<b>Total</b>	<b>1527</b>	<b>1438</b>	<b>89</b>
Average Household Size	2.73	2.69	3.48

Source: 2000 U.S. Census, Summary File 3; H16, H17, & H18 for Borough

**TABLE 5: Average Household Size for Occupied Units for Borough, County, & State**

Jurisdiction	All Occupied Units	Owner-occupied Units	Renter Occupied Units
Medford Lakes	2.73	2.74	2.64
Burlington County	2.65	2.77	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 1; H12 for Borough, County, & State

**TABLE 6: Housing Quality for Borough, County, & State**

Condition	%		
	Medford Lakes	Burlington County	New Jersey
Overcrowding*	0%	2%	5%
Inadequate Plumbing **	0	0.4	0.7
Inadequate Kitchen **	0	0.4	0.8

\*more than 1.01  
occupants per room

\*\* All Housing Units

Source: 2000 U.S. Census, Summary File 3; QT-H4 & H20 for Borough, County, & State

**TABLE 7: Population by Age & Sex**

Age	Total Persons	Male	Female
Under 5 years	261	143	118
5 to 9	302	150	152
10 to 14	321	167	154
15 to 19	276	138	138
20 to 24	116	51	65
25 to 29	181	83	98
30 to 34	284	134	150
35 to 39	322	159	163
40 to 44	375	183	192
45 to 49	365	164	201
50 to 54	361	184	177
55 to 59	292	144	148
60 to 64	201	93	108
65 to 69	185	86	99
70 to 74	145	79	66
75 to 79	99	46	53
80 to 84	56	29	27
85 to 89	23	6	17
90 years +	8	4	4
<b>Total</b>	<b>4,173</b>	<b>2,043</b>	<b>2,130</b>
Median Age	40.3	39.9	40.6

Source: U.S. Census, SF1, for Borough QT-P1

**TABLE 8: Comparison of Age Distribution for Borough, County, & State (% of persons)**

Age	Medford Lakes	Burlington County	New Jersey
Under 5 years	6.3	6.4	6.7
5 to 9	7.2	7.2	7.2
10 to 14	7.7	7.4	7
15 to 19	6.6	6.3	6.2
20 to 24	2.8	5.3	5.7
25 to 29	4.3	6.2	6.5
30 to 34	6.8	7.4	7.7
35 to 39	7.7	9.1	8.7
40 to 44	9	8.9	8.4
45 to 49	8.7	7.4	7.3
50 to 54	8.7	6.8	6.5
55 to 59	7	5.1	5
60 to 64	4.8	4	3.9
65 to 69	4.4	3.5	3.5
70 to 74	3.5	3.3	3.3
75 to 79	2.4	2.7	2.9
80 to 84	1.3	1.7	1.9
85 to 89	0.6	0.9	1.1
90 years +	0.2	0.4	0.5
<b>Median Age</b>	40.3	37.1	36.7

Source: U.S. Census, SF1, for Borough, County, & State QT-P1

**TABLE 9: Comparison of Persons in Household for Borough, County, & State (% of households)**

Household Size	Medford Lakes	Burlington County	New Jersey
1 person	15.1	22.9	24.5
2 persons	36.7	32.2	30.3
3 persons	20.6	17.6	17.3
4 persons	18.1	16.6	16.0
5 persons	6.8	7.3	7.5
6 persons	2.3	2.3	2.7
7 or more persons	0.3	1.1	1.7
<b>Persons Per Household</b>			
<b>Average household size</b>	2.73	2.65	2.68
<b>Average family size</b>	3.04	3.14	3.21

Source: U.S. Census, SF1, for Borough, County, & State QT-P10

**Table 10: 2003 Annual Report Municipal Employment & Wages**

Industry	Employment							Wages	
	Annual Avg. Units	March	June	Sept.	Dec.	Average	Weekly	Annual	
Construction									
Manufacturing									
Wholesale trade									
Retail trade									
Transportation and warehousing									
Information									
Finance and insurance	6	51	59	46	48	50	\$738	\$38,370	
Real estate and rental and leasing									
Professional and technical services	8	20	18	20	23	20	\$1,006	\$52,301	
Administrative and waste services	7	8	11	11	6	9	\$622	\$32,348	
Educational services									
Health care and social assistance	5	22	13	19	26	20	\$354	\$18,410	
Arts, entertainment, and recreation									
Accommodation and food services									
Other services, except public administration	4	8	8	8	8	8	\$537	\$27,913	
Unclassified entities									
<b>PRIVATE SECTOR MUNICIPALITY TOTAL</b>	<b>59</b>	<b>316</b>	<b>312</b>	<b>277</b>	<b>271</b>	<b>291</b>	<b>\$862</b>	<b>\$44,827</b>	
<b>LOCAL GOVT MUNICIPALITY TOTAL</b>	<b>2</b>	<b>185</b>	<b>187</b>	<b>151</b>	<b>166</b>	<b>157</b>	<b>\$628</b>	<b>\$32,656</b>	

Source: <http://www.wnjin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

Data have been suppressed (.) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

Industry/Government sectors with zero employment or wages have been removed in each municipality.

Industry/Government data are North American Industry Classification System (NAICS) based. Industry/Government data prior to 2001 are Standard Industry Classification (SIC) based. Industry comparisons between pre and post 2001 may not be reliable.