

BOROUGH OF MEDFORD LAKES



2018 Master Plan Reexamination Report

Adopted by the Planning Board
February 15, 2018

Prepared By

Medford Lakes Planning Board

Joseph S. Augustyn, P.P., AICP, Planning Consultant
Richard A. Alaimo Association of Engineers
200 High Street
Mount Holly, New Jersey 08060
(609) 267-8310


BOROUGH OF MEDFORD LAKES BURLINGTON COUNTY

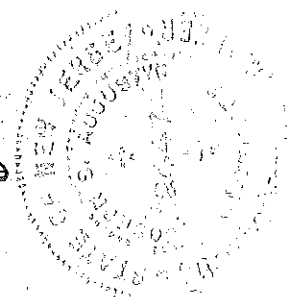
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**Richard A. Alaimo
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Joseph S. Augustyn, P.E., AICP
New Jersey Professional Planner No. 2447



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

*Cover Photograph:
Ballenger Lake and Municipal Log Cabin nestled among the trees.*

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Christopher J. Noll, P.E., Board Engineer, ERI

BOROUGH OF MEDFORD LAKES 2018 MASTER PLAN REEXAMINATION REPORT



Medford Lakes, NJ: Lake Wauwaukashe

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I. INTRODUCTION AND OVERVIEW

This document is the Borough of Medford Lakes 2018 Reexamination of the Master Plan and development regulations. The Planning Board prepares, and by resolution adopts, the findings of the reexamination. This document also recommends updates to municipal goals and objectives as stated in the Master Plan.

Medford Lakes has historically preserved and protected its traditional Adirondack style log cabins and extraordinary system of beautiful lakes. These ongoing efforts are clearly documented in the Borough's Master Plan Elements. In 1982, Medford Lakes revised its Master Plan in accordance with 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 provides goals, objectives, and recommendations involving environmental protection, historic preservation, traffic circulation, housing, population and future land use. In 1994, 2001, and 2007 Medford Lakes prepared and adopted Master Plan Reexaminations. To provide continuity with the Borough's previous Master Plan documents as summarized in Appendix 1, and be consistent with the guidelines set forth in the Municipal Land Use Law, this 2018 Master Plan Reexamination Report addresses the following:

- The Principle Objectives, Problems and Issues relating to land development in the Borough of Medford Lakes at the time of the adoption of the 2007 Master Plan Reexamination Report.
- The extent to which such objectives, problems and issues stated in the 2007 Master Plan Reexamination Report have been addressed in the period from 2007 to 2018.
- The extent to which there have been significant changes in the assumptions, policies and objectives which form the basis of the Borough's current 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.
- The specific 2018 updates and changes recommended for Medford Lakes 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 2018 Master Plan Reexamination provides for maintaining the Borough's historical balance of land use, with special attention to preserving and protecting its traditional log cabin structures and system of lakes; maintaining municipal fiscal stability; supporting businesses, preserving all its natural resources using best management practices; and maintaining the Borough's infrastructure improvements.

II. MEDFORD LAKES 2007 MASTER PLAN REEXAMINATION REPORT GOALS, OBJECTIVES, PROBLEMS, ISSUES AND RECOMMENDATIONS, AND EXTENT TO WHICH THESE HAVE BEEN ADDRESSED 2007-2018

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 Recommendations (07 MPRR)

The goals and objectives of the Borough's 1988, 1994 and 2001 Master Plan documents were supplemented in 2007 as follows:

- **Stormwater Management:**

New Jersey issued regulations in 2006 for the local control of stormwater. The Borough of Medford Lakes subsequently implemented stormwater control ordinances. These ordinances are for the control of 'stormwater runoff'. The Borough is required to monitor and improve, as needed, the quality of stormwater runoff before it enters area lakes and/or streams. Vacuum street sweeping is required 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.

- **Aquifer Recharge:**

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 affect 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.

- **Gypsy Moth:**

In 2007-2008, 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. 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.

- **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. An urban forestry service for Medford Lakes is recommended.

- **Carbon Dioxide Reduction**

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.

- **Lighting**

The Borough should continue its practice of controlling ambient lighting (floodlights, etc.) during site plan review and other permitting processes.

- **Public Sewer**

Properties still served by septic should connect to public sewer where required or available for connection.

As of 2018, Medford Lakes **Environmental** Recommendations have been addressed in part, and resolution and implementation are ongoing.

2. **Historic Preservation Recommendations (07 MPRR)**

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 the 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.

As of 2018, Medford Lakes **Historic Preservation** Recommendations have been addressed in part; resolution and implementation are ongoing.

3. **Traffic Circulation and Recommendations (07 MPRR)**

- The redesign of the intersection and traffic island at the corner of Stokes and Trading Post Way 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.

As of 2018, Medford Lakes **Traffic Circulation** Recommendations have been addressed in part; resolution and implantation are ongoing.

4. Development Regulations Recommendations (07 MPRR)

- 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.

As of 2018, Medford Lakes **Development Regulations** Recommendations have been addressed in part; resolution and implantation are ongoing.

5. Fire Prevention Recommendations (07 MPRR)

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.

Fire safety awareness campaign:

- The Borough currently uses the Colony News;
- www.mlfd371.org;
- Firehouse sign (Stokes Road);
- 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.
- 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.

As of 2018, Medford Lakes **Fire Prevention** Recommendations have been addressed in part; resolution and implantation are ongoing.

6. **Housing and Demographics (07 MPRR)**

- **Affordable Housing**

The Borough continues to examine its zoning ordinances to address New Jersey State Supreme Court mandates regarding affordable living units, and to also maintain living units supportive of the future needs of the Borough's residents.

- **Housing and Population**

Historic census data reveals that housing units in the Borough of Medford Lakes have not increased significantly for the last three (3) decades, adding approximately 30 units since 1980.

The total number of housing units (1,555) has remained particularly stable for the last twenty (20) years. Medford Lakes Borough has been generally built out since 2000, and as such the predominant form of new development will be redevelopment.

The population; housing types; number of households; age distribution; and owner and renter occupancy rates as detailed in the 2010 Census. A detailed analysis of the Census would be part of a new Comprehensive Master Plan.

As of 2018, Medford Lakes **Housing** Recommendations have been addressed in part; resolution and implantation are ongoing.

7. **Revitalization/Redevelopment - Central Business District (CBD)
Recommendation (07 MPRR)**

- **2006/2007 Smart Future Planning Grant**

The Borough received the Smart Future Planning Grant from the New Jersey Department of Community Affairs. The grant money funded preparation of the preliminary investigation and redevelopment plan for Medford Lakes commercial area.

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. The 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 was also used 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.

As of 2018, Medford Lakes **Revitalization/Redevelopment** Recommendations have been addressed in part; resolution and implantation are ongoing.

8. **Preservation of Natural Resources Recommendations (07 MPRR)**

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.

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 plan. 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.

As of 2018, Medford Lakes **Natural Resources** Recommendations have been addressed in part; resolution and implantation are ongoing.

9. Additional Recommendations for Medford Lakes Regarding Goals, Objectives, Policies, Standards (07 MPRR)

- 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 affordable housing plan consistent with the New Jersey Supreme Court decisions. 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.
- Implement an educational program to address waterfowl issues regarding surface water pollution, consistent with municipal regulations.

As of 2018, Medford Lakes **Additional Listed** Recommendations have been addressed in part; resolution and implantation are ongoing.

III. SIGNIFICANT CHANGES (2007-2018) IN ASSUMPTIONS, POLICIES AND OBJECTIVES IN CURRENT MASTER PLAN AND DEVELOPMENT REGULATIONS RELATIVE TO LAND USES, HOUSING, CIRCULATION, RECYCLING AND GOVERNMENTAL POLICIES AND RULES

Medford Lakes official strategic planning documents prepared since 2007 are available for review at the municipal cabin:

- Medford Lakes Municipal Stormwater Management Plan: Amended and readopted March 20, 2008.
- Community Design and Water Resource Protection Plan/Master Plan Element: Approved June 18, 2009 by Medford Lakes Planning Board.
- Traditional Log Cabin Structures Design Guidelines and Standards for Preservation: Draft December 2016.

Medford Lakes assumptions and objectives stated in the 2007 Master Plan Reexamination and Update essentially remain; however, now in 2018 an even greater emphasis is identified regarding preserving and protecting the Borough's traditional Adirondack style log cabin structures and lake system which serve as the unifying resources connecting the entire community.

The Borough of Medford Lakes 2018 Master Plan Reexamination is consistent with the 2007 Reexamination in maintaining the Borough's historical balance of land use, with special attention to preserving and protecting its traditional log cabin structures and signature system of lakes; maintaining and municipal fiscal stability; supporting businesses; preserving all its natural resources; and maintaining the Borough's infrastructure improvements.

Development regulations relative to preserving and protecting Medford Lakes traditional log cabin structures and environmental integrity of its lakes system will need to be evaluated and updated as necessary to effectuate these objectives.

IV. 2018 UPDATES AND CHANGES RECOMMENDED REGARDING OBJECTIVES, POLICIES AND STANDARDS FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS

The Borough of Medford Lakes scheduled and held a series of publicly advertised workshop meetings with the Planning Board and public throughout the summer and fall of 2017. The objective of these workshops was to identify and discuss major problems since the 2007 Master Plan Reexamination and Update, identify major problems mitigated, and explore significant changes since 2007. Recommended changes were also discussed and identified so to be included in this 2018 Master Plan Reexamination. The following schedule of meetings was publicized (Colony News and Social Media) and implemented:

- June 20, 2017 – Goals and Objectives
- July 5, 2017 – Land Use Review
- July 19, 2017 – Historic Preservation
- August 2, 2017 – Environmental
- August 16, 2017 – Population and Housing
- December 21, 2017 – Overview and Public Discussion

1. *Traditional Log Cabin Heritage*

- The Borough of Medford Lakes fully recognizes its rich heritage as a traditional village with extraordinary original and more recent Adirondack style log cabin homes and structures. Preservation and protection of this history is of highest priority to the residents of Medford Lakes. Toward this goal, Design Guidelines and Standards specific to traditional log cabin structures in Medford Lakes has been initiated and should be completed as a Community Design Master Plan Element.
- The 2018 Master Plan Update emphasizes of the need to preserve and protect the log cabins and other Medford Lakes Rustic, non-log, vernacular buildings so to ensure the uniquely livable environment. The August 1986 addendum to the 1982 Master Plan was adopted establishing a Lakes Historic District and should be continued and contain new and improved up-to-date technical design language. To implement and enforce the Lakes Historic Zone, the ordinance that was adopted establishing a Lakes Historic Commission should continue. It is recommended that the Historic Commission continue to administer and review applications within the Lakes Historic District based upon existing and updated design standards with continued administration by the Borough's Planning Board.

Medford Lakes Historic Commission has identified the purposes and goals of the Historic District designations, and recognizes the unique value of the housing stock. Issues and recommendations should be evaluated for inclusion in the Borough's draft *Traditional Log Cabin Structures Design Guidelines and Standards*.

2. *Lake Heritage and Environmental*

- Medford Lakes village was built among six (6) original lakes, expanding to the twenty-two (22) lakes we see today. The Borough of Medford Lakes fully recognizes the critical need to preserve and protect its extensive "signature" lake system. Advancing this goal, The Borough's **2009 Water Resource Protection Plan Master Plan Element** should be actively implemented, as well as evaluated to assure application of current Best Management Practices. Control of fertilizer and pesticide use is critical to maintaining the highest surface and subsurface water quality. Buffer areas must be protected. *Periodically test lake water quality; assess outfall pipes and opportunities to improve water quality; consider stormwater and wastewater reuse techniques and aquifer recharge.*
- Preservation / Protection of community wide tree and vegetation resources is a critical component part of Medford Lakes sustainability as a "Rustic" community. The Borough is currently conducting a comprehensive community wide tree survey including an inventory, condition evaluation, and recommendations for best management immediate actions and ongoing practices. Upon completion, the recommended actions and practices are to be implemented through education and full community participation. Only select clearing for home construction activities; clear cutting is unacceptable.

- Invasive plant species infiltrating and disrupting native trees and vegetation is an identified problem in Medford Lakes. Best Management Practices should be implemented to confine and control identified invasive plants, particularly within and along lakes, public rights-of-way and open space.
- Explore funding opportunities and community involvement in developing a community wide Landscape Plan for Medford Lakes.
- Explore participation in USDA's Water Fowl Management Program relative to the excessive resident population of geese.
- Medford Lakes recognizes its growing beaver population and their expanding habitats causing loss of trees and nuisance issues. USDA best management practices should be explored and implemented.
- *Consider renewable and alternative energy sources for municipal applications.*
- *Maximize effective use of Medford Lakes wastewater plant by considering service to nearby septic system areas.*
- *Expand Medford Lakes Environmental Commission charge to include research promotion, policy development and monitoring of Borough natural resources.*
- *Maintain Medford Lakes Emergency Management Plan and fire protection efforts as up-to-date including forest fire emergency response, smoke and carbon monoxide detector public education guidelines and controls for recreational outdoor fires/fire pits, and guidelines for fire protection and safety by residents.*

3. Land Use, Housing and Population

- Conduct a comprehensive examination of short term and long term rental properties. Consider both landlord and renter potential issues and resolutions. Consider allowing current apartments as existing non-conforming, as of a set date. Consider a registration and renewal process for rental properties assuring protection of health, safety and welfare. Develop implementing ordinances.
- Medford Lakes "aging-in-place" population is evident by its increasing median age (currently 42.3 years). The Borough should monitor and address the recreational needs, housing options, and home maintenance issues of its more senior population.
- *Evaluate revitalization and redevelopment opportunities and techniques so to incentivize businesses and homeowners to rehabilitate improvements in need.*

4. Circulation

- The Medford Lakes expanding bicycle use and circulation patterns should be monitored and evaluated to maximize safety for the users, pedestrians and vehicles. This effort should be in conjunction with similar efforts by Medford Township, so to achieve continuity.

- *Maintain safe passage and public use of municipal rights-of-way by assuring private improvements remain on private property and do not extend into the public right-of-way.*

5. *Recreation*

- Develop a lake system “portage” circulation plan for canoes, kayaks and paddle boards assuring safety and private property rights protection while more fully utilizing the Borough’s system of lakes for recreation.

6. *Business Community*

- Medford Lakes actively supports its business community and commercial improvements which provide critical direct services and products for community residents and beyond. The Borough seeks to identify “unique emerging commercial uses”, and to expand opportunities for the business community through applicable ordinances. Medford Lakes welcomes the civic support provided by its local businesses promoting municipal activities.

7. *Capital Improvements*

Capital improvement sustainability and resiliency requires ongoing monitoring and implementation by the municipality and its departments:

- Wastewater Management: Sanitary sewerage system and water treatment plant.
- Paved and unpaved road and trail surface and subsurface conditions.
- Well water (aquifer), groundwater, and surface water (lakes and streams) quality.
- Stormwater management including dam structures, storm sewer system, and roadway conveyance.
- Pedestrian pathways and bikeways.
- Fire, Police, and EMT equipment and improvements.
- Open Space and Recreation.

APPENDICES

APPENDIX 1

BOROUGH OF MEDFORD LAKES GOALS, OBJECTIVES, ASSUMPTIONS, AND RECOMMENDATIONS IN MASTER PLANS 1982 AND 1988, AND REEXAMINATION REPORTS 1994 AND 2001

The 1982 Medford Lakes Master Plan identified a major goal as “the maintaining and preserving of open space”. The 1988 Master Plan advanced this goal by recognizing 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 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 traditional 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 (88 MP) 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 (88 MP)**
 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 (88 MP)

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 (88 MP)

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 (88 MP)

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 (88 MP)

A housing element was prepared by Medford Lakes, adopted on August 1, 1988 and made part of the 1988 Master Plan Update.

- POPULATION (88 MP)

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 (88 MP)

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.
6. 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.

Medford Lakes 1994 and 2001 Master Plan Reexamination Reports (94 and 01 MPRR) adopted the following recommendations, goals and objectives supplementing those adopted in the 1988 Master Plan Update.

MUNICIPAL REVENUE (94 AND 01 MPRR)

1. Municipal revenue must be sufficient to promote the public health, safety, morals and general welfare of the residents of Medford Lakes.
2. An economically healthy tax base must be maintained within a land use context that is restricted from expansion to any significant degree.

3. 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.
4. 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.
5. Assessments are to be equitable and accurate for all properties. Single-family homes with apartments should be assessed appropriately.
6. 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.
7. Bed and breakfast type uses should be examined as a possible conditional use activity within appropriate zoning districts.
8. The balance between encouraging business expansion and controlling traffic and parking must be considered in any marketing strategy.
9. Updated Pinelands Commission's regulations in the Comprehensive Management Plan relative to commercial uses should be examined for marketing opportunities in Medford Lakes.
10. 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.

POPULATION AND HOUSING (94 AND 01 MPRR)

1. 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.

2. 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.
3. 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.

ENVIRONMENTAL QUALITY (94 AND 01 MPRR)

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

TRAFFIC (94 AND 01 MPRR)

1. 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.
2. All site plan applications require close adherence to the parking requirements.
3. 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.
4. Methods to implement recommendations by the Medford Lakes Police Department on how to reduce traffic congestion and improve inadequate parking conditions should be studied.
5. Traffic should be directed along non-dam routes in an effort to reduce impacts on load bearing culverts and bridges.

DEVELOPMENT REGULATIONS (94 AND 01 MPRR)

1. 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.

ADDITIONAL RECOMMENDATIONS (94 AND 01 MPRR)

1. Permitted and conditional land use should be examined in view of changes to Pinelands Commission regulations, and changing needs and demographics in Medford Lakes.
2. The general regulations of the Borough should be evaluated for possible updating in view of changing needs and demographics in Medford Lakes.
3. Subdivision and site plan regulations should be evaluated for consistency with the latest amendments to the New Jersey Municipal Land Use Law.
4. 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.

APPENDIX 2

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, an extensive lake system, 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" Schaufhauser 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 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.

The 1988 Master Plan Update stated that in recognition of the need to preserve and protect the log cabins and the 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.

TABLE 1
Medford Lakes
Population Characteristics

Age	Number	Percent
Total population	4,146	100.0
Under 5 years	254	6.1
5 to 9 years	317	7.6
10 to 14 years	332	8.0
15 to 19 years	278	6.7
18 years and over	3,056	73.7
21 years and over	2,929	70.6
62 years and over	777	18.7
65 years and over	611	14.7
Median age (years)	42.3	

Ref. U.S. Census 2010

TABLE 2
Medford Lakes
Housing Characteristics
Year Structure Built

Year Structure Built	Estimate
Total housing units	1,587
Built 1980 or later	32
Built 1970 to 1979	230
Built 1960 to 1969	477
Built 1950 to 1959	497
Built 1940 to 1949	79
Built 1939 or earlier	272

Ref. U.S. Census 2010

American Community Survey 2010-2014
5 Year Estimates

TABLE 2
Medford Lakes
Housing Characteristics
Housing Tenure

Housing Tenure	Estimate
Total housing units	1,587
Occupied housing units	1,536
Owner-occupied units	1,393
Renter-occupied units	143
Vacant units	51

Ref. U.S. Census 2010

American Community Survey 2010-2014
5 Year Estimates