

TOWNSHIP OF MEDFORD**ORDINANCE 2023 – 2****AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR THE TAUNTON AND TUCKERTON REHABILITATION AREA**

WHEREAS, on October 6, 2020, the Township Council of the Township of Medford adopted Ordinance 2020-21 adopting the Redevelopment Plan (“Plan”) for the Taunton and Tuckerton Rehabilitation Area, being Block 3201, Lots 26, 27, 28, 29, 30, 31, 32.03, and 39; Block 3307.02, Lots 9, 10, and 11; Block 3202.01, Lots 1.01, and 1.06; Block 2907, Lots 1, 25.01, 26, 25.02, 12.01, 12.02, 13.01, and 13.02; Block 2702.01, Lots 12.03, 12.01, 12.02, 12.04, 8, 7, 6, 5, and 11; and

WHEREAS, on December 15, 2020, the Township Council of the Township of Medford adopted Ordinance 2020-23 amending the Redevelopment Plan (“Plan”) for the Taunton and Tuckerton Rehabilitation Area, to incorporate revisions to the Plan required by the New Jersey Pinelands Commission; and

WHEREAS, on June 9, 2022, the Township Council of the Township of Medford adopted Ordinance 2022-6 amending the Redevelopment Plan, under Article VII, “District Standards”, Section A “Permitted Uses”, Subsection (18) on page 21 to increase the maximum area of indoor active recreational uses from 6,000 square feet or less to 9,000 square feet or less; and

WHEREAS, the Township has received an application by Cellco Partnership d/b/a Verizon Wireless (“Verizon”) for an amendment to the Taunton and Tuckerton Redevelopment Plan to permit the use of a communications facility cell tower on part of Block 3201, Lot 32.03 within the Rehabilitation Area; and

WHEREAS, the Medford Township Planner, Taylor Design Group, has prepared a proposed amendment to the Taunton and Tuckerton Redevelopment Plan to allow telecommunication towers to be included as a conditionally permitted use within the Taunton and Tuckerton Redevelopment Area zoning district; and

WHEREAS, the proposed amendment, with the revision set forth on page 21, including an appendix with a list of conditional use standards to ensure future colocation and to mitigate the visual impacts of the ground mounted equipment and cell tower is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, on December 28, 2022, after notice to all property owners in the Taunton and Tuckerton Rehabilitation Area, the Medford Township Planning Board conducted a public hearing on the Verizon application; and

WHEREAS, after Verizon made its presentation in support of the proposed amendment, the Planning Board opened the hearing to the public, and no member of the public testified concerning the application or in opposition to the proposed amendment; and

WHEREAS, based on the evidence presented at the public hearing, including the gaps in coverage in the Rehabilitation Area that Verizon is legally obligated to address and the issuance of a Consistent Certificate of Filing by the Pinelands Commission dated January 6, 2022, the Planning Board has recommended that the Medford Township Council adopt an Ordinance adopting the proposed amendment to the Taunton and Tuckerton Redevelopment Plan to add a communications cell tower and facilities as a permitted conditional use, subject to the proposed conditional use standards, and finding further that said amendment would be consistent with the Medford Master Plan; and

WHEREAS, based on the recommendation and findings by the Planning Board, as memorialized in Planning Board Resolution 2022-6, and the evidence presented at the public hearing after notice to all property owners in the Taunton and Tuckerton Rehabilitation Area, with no member of the public objecting to said amendment, the Township Council for the Township of Medford deems it to be in the best interests of its residents to adopt this Ordinance.

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

SECTION ONE: Article VII, "District Standards", on page 21 of the Redevelopment Plan for the Taunton and Tuckerton Rehabilitation Area is hereby amended to include a new Section A-1 Conditionally Permitted Uses: Telecommunications Towers and Facilities, pursuant to the Conditional Use Standards set forth in Appendix A to the Plan.

SECTION TWO: The revised Redevelopment Plan for the Taunton and Tuckerton Rehabilitation Area, reflecting the above amendment, dated November 16, 2022, prepared by Taylor Design Group, Township Planner, is hereby adopted, attached hereto and made a part hereof as Exhibit A.

SECTION THREE: All of the remaining provisions of the Redevelopment Plan, as previously adopted and amended, are hereby ratified and confirmed in their entirety.

SECTION FOUR: REPEALER, SEVERABILITY AND EFFECTIVE DATE.

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

MEDFORD TOWNSHIP PLANNING BOARD

RESOLUTION 6 - 2023

RECOMMENDING ADOPTION OF AN ORDINANCE TO AMEND THE REDEVELOPMENT PLAN FOR THE TAUNTON AND TUCKERTON REHABILITATION AREA TO PERMIT THE USE OF A COMMUNICATIONS FACILITY CELL TOWER WITHIN THE REHABILITATION AREA AND FINDING SAID AMENDMENT TO BE CONSISTENT WITH THE MEDFORD TOWNSHIP MASTER PLAN

WHEREAS, on October 6, 2020, the Township Council of the Township of Medford adopted Ordinance 2020-21 adopting the Redevelopment Plan ("Plan") for the Taunton and Tuckerton Rehabilitation Area, being Block 3201, Lots 26, 27, 28, 29, 30, 31, 32.03, and 39; Block 3307.02, Lots 9, 10, and 11; Block 3202.01, Lots 1.01, and 1.06; Block 2907, Lots 1, 25.01, 26, 25.02, 12.01, 12.02, 13.01, and 13.02; Block 2702.01, Lots 12.03, 12.01, 12.02, 12.04, 8, 7, 6, 5, and 11; and

WHEREAS, on December 15, 2020, the Township Council of the Township of Medford adopted Ordinance 2020-23 amending the Redevelopment Plan ("Plan") for the Taunton and Tuckerton Rehabilitation Area, to incorporate revisions to the Plan required by the New Jersey Pinelands Commission; and

WHEREAS, on June 9, 2022, the Township Council of the Township of Medford adopted Ordinance 2022-6 amending the Redevelopment Plan, under Article VII, "District Standards", Section A "Permitted Uses", Subsection (18) on page 21 to increase the maximum area of indoor active recreational uses from 6,000 square feet or less to 9,000 square feet or less; and

WHEREAS, the Township has received an application by Cellco Partnership d/b/a Verizon Wireless ("Verizon") for an amendment to the Taunton and Tuckerton Redevelopment Plan to permit the use of a communications facility cell tower on part of Block 3201, Lot 32.03 within the Rehabilitation Area; and

WHEREAS, the Medford Township Planner, Taylor Design Group, prepared a proposed amendment to the Taunton and Tuckerton Redevelopment Plan to allow telecommunication towers to be included as a conditionally permitted use within the Taunton and Tuckerton Redevelopment Area zoning district; and

WHEREAS, the proposed amendment, with the revision set forth on page 21, including an appendix with a list of conditional use standards to ensure future colocation and to mitigate the

visual impacts of the ground mounted equipment and cell tower is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, on December 28, 2022, after notice to all property owners in the Taunton and Tuckerton Rehabilitation Area, the Medford Township Planning Board conducted a public hearing on the Verizon application; and

WHEREAS, after Verizon made its presentation in support of the proposed amendment, the hearing was open to the public, and no member of the public testified concerning the application or in opposition to the proposed amendment; and

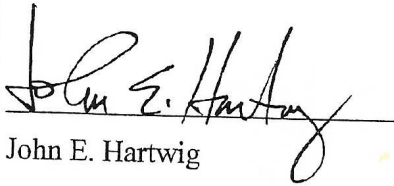
WHEREAS, based on the evidence presented at the public hearing, including the gaps in coverage in the Rehabilitation Area that Verizon is legally obligated to address, and the issuance of a Consistent Certificate of Filing by the Pinelands Commission dated January 6, 2022, the Planning Board finds that the Medford Township Council should adopt an Ordinance adopting the proposed amendment to the Taunton and Tuckerton Redevelopment Plan to add a communications cell tower and facilities as a permitted conditional use, subject to the proposed conditional use standards in the Appendix to the amended Redevelopment Plan, and further finds that said amendment would be consistent with the Medford Township Master Plan.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Medford in the County of Burlington and State of New Jersey, as follows:

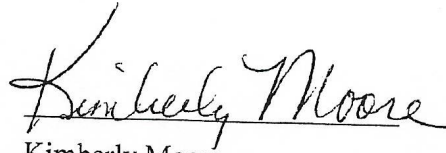
1. The Planning Board recommends that the Medford Township Council adopt an Ordinance amending Article VII, "District Standards", on page 21 of the Redevelopment Plan for the Taunton and Tuckerton Rehabilitation Area to include a new Section A-1 Conditionally Permitted Uses: Telecommunications Towers and Facilities, pursuant to the Conditional Use Standards set forth in Appendix A, as set forth in the proposed amendment dated November 16, 2022, prepared by Township Planner, Taylor Design Group.

2. Said amendment, if adopted, will be consistent with the Medford Township Master Plan.

The foregoing resolution was duly adopted by the Planning Board of the Township of Medford at a public meeting held on January 25, 2023.



John E. Hartwig
Chairman



Kimberly Moore
Secretary

Township of Medford

Ordinance 2023-2

“An Ordinance Amending the Redevelopment Plan for the Taunton and Tuckerton
Rehabilitation Area”

The above entitled ordinance was passed on first reading at a meeting of the Township Council of the Township of Medford on February 7, 2023. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on February 21, 2023 at the Public Safety Building, 91 Union Street, Medford, New Jersey at 7:00 PM, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who shall request them.



Katherine Burger, RMC
Municipal Clerk



Township of Medford
Notice of Final Adoption
Ordinance 2023-2

“An Ordinance Amending the Redevelopment Plan for the Taunton and Tuckerton Rehabilitation Area”

Notice is hereby given that the Ordinance as entitled above was adopted following second reading and public hearing at a regular meeting of the Township Council of the Township of Medford, County of Burlington, State of New Jersey, held at the Public Safety Building, 91 Union Street, Medford, New Jersey on February 21, 2023.

Dawn L Bielec

Dawn L. Bielec
Deputy Clerk

