

ORDINANCE 2023 - 9

ORDINANCE ADOPTING REDEVELOPMENT PLAN 17 NORTH MAIN STREET FOR BLOCK 1801, LOT 4, (FORMER MUNICIPAL OFFICES)

WHEREAS, on March 16, 2021, by adoption of Resolution 71-2021, the Township Council of the Township of Medford, Burlington County, New Jersey authorized the Township of Medford Planning Board to undertake a preliminary investigation to determine whether the property known as Block 1801, Lot 4 (former municipal offices) located on 17 North Main Street in the Township, qualified as a “Non-Condemnation Redevelopment Area(s)” according to the criteria set forth in N.J.S.A. 40A:12A-1 et seq. of the Local Redevelopment and Housing Law (“LRHL”); and

WHEREAS, after due notice and public hearing on April 28, 2021, the Planning Board conducted the investigation and adopted Resolution 12-2021, which recommended that the Township designate Block 1801, Lot 4 (former municipal offices) as an area in need of redevelopment; and

WHEREAS, the Township Council then determined that it was in the best interest of the Township for the Township to designate Block 1801, Lot 4 (former municipal offices) as an area in need of redevelopment to continue the revitalization of Medford Village and to return the property to the Township tax rolls; and

WHEREAS, by adoption of Council Resolution 99-2021, on May 4, 2021, the Township Council designated Block 1801, Lot 4 (former municipal offices) as a “Non-Condemnation Redevelopment Area(s)” and authorized the preparation of a Redevelopment Plan for the area; and

WHEREAS, Resolution 99-2021 further authorized and directed the preparation and public notice of a Request for Proposals (RFP) from parties interested in redeveloping the Property in accordance with its designation as an Area in Need of Redevelopment for further consideration by the Township Council; and

WHEREAS, the Township received one response to the published and noticed RFP from Magnify Brewing Company (“Magnify”) that proposed to redevelop the property for a flagship destination brewery; and

WHEREAS, the Township Council of the Township of Medford, after careful review and considerations of the RFP submitted by Magnify, made the following findings with reference to the RFP submitted by Magnify for redevelopment of the Property:

- (a) Magnify was founded in 2014 and operates a successful flagship destination brewery in Fairfield Township, Essex County.
- (b) Magnify has grown to be recognized as a top New Jersey brewery and one that is recognized across the United States as well as Europe.
- (c) Magnify intends to employ a staff of approximately 15 employees and hire locally.
- (d) Magnify proposes to demolish the existing improvements on the Property and construct a new facility of approximately 9,000 square feet including approximately 3,000 square feet with an indoor tasting room and an adjacent outdoor space.
- (e) Magnify has identified Medford Village as the perfect place to implement its vision for redevelopment of the Property, with its Main Street charm, established craft beer culture, easy access and proximity to Philadelphia and surrounding areas.
- (f) The Magnify destination brewery will result in a positive impact on local businesses, including other breweries, restaurants and retail stores and will contribute to the further revitalization of the downtown Medford Village area, as has been the experience with the existing Magnify Brewery in Fairfield.

WHEREAS, on September 21, 2021 the Township Council adopted Resolution No. 179-2021, which designated Magnify Brewing Company as the Redeveloper of the Property, subject to the negotiation and execution of a Redevelopment Agreement containing all the terms and conditions as set forth in N.J.S.A. 40A:12A-9 of the LRHL. The Resolution further authorized the Township Planner to prepare a Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7 of the Local Redevelopment and Housing Law (“LRHL”) to expressly provide for the proposed destination brewery as a permitted use and containing all zoning and planning provisions pursuant to which the Redevelopment Area will be redeveloped in accordance with said Redevelopment Plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an “area in need of redevelopment”; and

WHEREAS, as authorized by Council Resolution 99-2021, in order to facilitate the redevelopment and rehabilitation of the Township, and specifically the continued revitalization of Medford Village, the Township Planner has prepared the “Redevelopment Plan 17 North Main Street”, dated May 13, 2023 (the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan provides a broad overview for the planning, development, redevelopment and rehabilitation of the Township for purposes of continuing the revitalization of Medford Village, demolition and redevelopment of the former municipal building property, and to return the property to the Township tax rolls; and

WHEREAS, the Township Council has determined that it is in the best interest of the Township to adopt the Redevelopment Plan for the above purposes; and

WHEREAS, by adoption of Planning Board Resolution 11-2023, on May 24, 2023, the Planning Board reviewed the Redevelopment Plan and determined that the Plan was consistent with the provisions of the Medford Township Master Plan, and recommended adoption of the Redevelopment Plan by the Township Council, which shall be considered the report of the Planning Board to the Township Council as required by N.J.S.A. 40A:12A-7(e).

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

Section 1. The Township hereby adopts the “Redevelopment Plan for 17 North Main Street”, dated May 13, 2023.

Section 2. The Township Council declares and determines that said Plan meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, and provides realistic opportunities for the redevelopment and rehabilitation of the Township specially for the purposes of continuing the revitalization of Medford Village, demolition and redevelopment of the former municipal building property, and to return the property to the Township tax rolls; and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq. The Township Council expressly incorporates the findings by the Planning Board as set forth in Planning Board Resolution 11-2023 in this Ordinance.

Section 3. The governing body of the Township of Medford shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 4. The Redevelopment Plan shall supersede any other local development regulation to the extent set forth in the Plan and the Township of Medford Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan; and

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Township of Medford

Ordinance 2023-9

Ordinance Adopting Redevelopment Plan 17 North Main Street for Block 1801, Lot 4,
(Former Municipal Offices)

The above entitled ordinance was passed on first reading at a meeting of the Township Council of the Township of Medford on May 16, 2023. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on June 7, 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