

REDEVELOPMENT PLAN

38 SOUTH MAIN

HARRISON TOWNSHIP, NJ

July 14, 2022

Block: 67

Lot: 7



Prepared by:



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1.0 INTRODUCTION

1.1 Introduction

Harrison Township designated **Block 67, Lot 7** as part of a "Non-Condensation Area in Need of Redevelopment" in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A.1 et seq.). For the purposes of this Redevelopment Plan, Block 67, Lot 7 shall be referred to as "38 South Main" or "the site."

Harrison Township Resolution #134-2016 designated this area, under N.J.S.A. 40A:12A-1, as a "Non-Condensation Redevelopment Area". A Preliminary Investigation for Determination of an Area in Need of Redevelopment was prepared in 2022 by Robert F. Melvin, PP/AICP, of Pennoni. That report concluded that **Block 67, Lot 7** was among those who met statutory criterion according to N.J.S.A. 40A:12A-4.

As such, this Redevelopment Plan has been prepared to articulate the Township's vision for this Redevelopment Area, and describes the standards and procedures for the development and redevelopment of **Block 67, Lot 7** in accordance with the LRHL.

1.2 Site Description

Block 67, Lot 7 encompasses approximately 0.26 acres and fronts on Main Street (New Jersey State Highway Route 45). The street address of the property is 38 South Main Street. Adjacent uses are primarily commercial, although located within detached structures originally built as single family homes. The properties across Main Street are also commercial, located within a structure originally built as a church and others that were built as single family homes. The boundary of the redevelopment plan site is illustrated in **Figure 1 on page 2**.

1.3 Redevelopment Planning in New Jersey

New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas.

The LRHL requires municipalities to perform several steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the municipality's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.

Figure 1. Location of Redevelopment Site



3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area an “Area in Need of Redevelopment.” The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
6. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to municipality’s Zoning Ordinance.

Only after completion of this process the municipality is able to exercise the powers granted to it under the State Redevelopment Statute. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

2.0 RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

2.1 Local Goals and Objectives

Harrison Township’s most recent Master Plan Reexamination was completed in May 2020. The goals of this Redevelopment Plan are derived directly from Township Master Plan policy and goal statements, and as such its vision is consistent with the goals of Harrison Township. This Redevelopment Plan furthers the following list of goals and objectives—and the broader vision—for Planning and Development in Harrison Township identified in the Township Master Plan.

2.1.a. Township Goals for Planning and Development

1. **Community Character:** “Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.”
2. **Visual Character:** “Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township. Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual “rural character” of the community. It is in the Township’s interest to promote high quality development through architecturally compatible design.”
3. **Community Balance:** “Encourage mixed uses such as residential, commercial, and industrial to create a well integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.”
4. **Natural Features:** “Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.”

2.1.b. Employment Objectives

1. Promote the development of clear industrial uses, office-warehouse uses, and commercial services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development.

3.0 REDEVELOPMENT VISION

3.1 Development Plan

The site is on the West side of Main Street, near the center of the traditional, mixed-use Historic Mullica Hill Village, and has the potential to be a major contributor to the ongoing vitality of the area.

3.2 Development Program

The development program for the site will include a mixed-use structure, a parking area, and attractive landscaping.

As seen in **Figure 2 on page 5**, the development program shall include:

- The renovation of an existing mixed-use commercial/residential building
- 10 on-site parking spaces (6 existing/4 proposed on-site rear parking spaces)
- Buffering and landscaping at strategic locations along the perimeter and within the interior of the site
- Access points from roadways
- Demolition of existing storage shed

3.3 Bulk Standards

All regulations of the Harrison Township Zoning Code are applicable except as specifically modified in this plan.

3.3.a. Permitted Principal Uses:

1. Mixed: Residential and commercial retail and office

3.3.b. Permitted Accessory Uses:

1. On-Site Parking
2. On-Site Stormwater Management
3. Buffering and landscaping
4. Dumpster

3.3.c. Prohibited Uses:

1. Drive-through facility

3.3.d. Lot Requirements

1. Minimum lot area: 0.25 acres
2. Minimum lot width: 50 feet

Figure 2. Redevelopment Site Conceptual Plan



- 1 Building
- 2 Parking

3.3.e. Setbacks & Height

1. Minimum front building setback: 4 feet (from Main Street)
2. Minimum side building setback: 0 feet
3. Maximum building height: 40 feet

3.3.f. Parking

1. Parking shall meet **Section 225-86 “Off-Street Parking, Loading and Bicycle Parking Regulations”** of Harrison’s Township Zoning Code.
2. Minimum parking stall size: 9 feet x 18 feet
3. Shared parking arrangements with adjacent and nearby parcels are encouraged.

3.3.g. Circulation

1. One vehicular ingress/egress shall be permitted along Main Street

3.4 Design Standards: Architecture

The design and location of all buildings shall be subject to review and approval of the Joint Land Use Board for consistency of the goal that building locations and architecture shall be complimentary to the context of the site.

3.5 Design Standards: Site Plan

3.5.a. Site Furniture

Site furniture and lighting shall be designed and implemented to the satisfaction of the Joint Land Use Board. All site furniture, trash receptacles, lighting, and bollards shall be black.

3.5.b. Stormwater Management

Stormwater management shall be designed and implemented to the satisfaction of the Joint Land Use Board with the requirement that it shall be a landscape amenity and its size and visual impact be softened through the use of strategic landscape treatment.

3.5.c. Site Landscaping

Site landscaping shall be designed and implemented to the satisfaction of the Joint Land Use Board.

3.5.d. Signs (Subject to JLUB Approval)

1. All signs shall conform to the minimum standards set forth in **Section 225-70(C)-4 “Professional Office District: Use regulations - Special use regulations”** of Harrison’s Township Zoning Code.
2. Signs shall integrate with the architecture and shall be designed and implemented to the satisfaction of the Joint Land Use Board.
3. All facade signs, where lit, shall be indirectly lit through the use of downward pointing gooseneck fixtures.
4. All free-standing signs shall be indirectly lit.
5. One facade sign shall be permitted on the building facade facing Main Street.
6. Freestanding signs shall be set back a minimum of 5 feet from the R.O.W.
7. Directional signs at points of ingress and egress shall be permitted at the discretion of the Joint Land Use Board.

3.5.e. Buffers

Buffers shall be designed and implemented to the satisfaction of the Joint Land Use Board. Quality and size of buffers to be determined at site plan review by the Joint Land Use Board.

The buffer along the adjacent parcels shall be a combination of evergreen trees and fencing.

3.5.f. Dumpsters

Dumpsters, if needed, shall have a minimum 8 foot high masonry enclosure buffered with landscaping.

3.5.g. Lighting

1. Site lighting shall meet Township design standards to the satisfaction of the Joint Land Use

Board.

2. All lighting shall be designed and installed to avoid off-site spillage to the greatest extent possible and consistent with safety.
3. Light sources shall use full cut-off features to minimize impacts outside the boundaries of the site.

3.6 Affordable Housing

All applications for development shall comply with all state and local laws.

3.7 Infrastructure and Public Improvements

3.7.a. Sewage

The Subject Site Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

3.7.b. Water

New Jersey American Water serves Harrison Township and other parts of Burlington, Camden, and Gloucester Counties and shall be provided at the developer's expense.

3.7.c. Other Utilities

Any new utility lines constructed to serve the Subject Site Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances and shall be at the developer's expense.

4.0 RELATIONSHIP TO OTHER PLANS

4.1 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. The following goal of this Development Management Plan supports the Redevelopment Plan:

"To encourage a growth pattern that will concentrate rather than disperse development throughout the County."

In addition, the plan identifies Growth Areas within the county, including "surrounding Mullica Hill in Harrison Township" (p.78). The plan stresses the importance of these growth areas to guide development into established areas. This helps to lower public infrastructure costs and preserves farmland and natural resources (p.78). This redevelopment area is well-served by existing infrastructure, as it is located in Harrison's Historic Mullica Hill Village.

4.2 Relationship to State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns. The parcel in question is located in Planning Area 3, Fringe Planning Area. Growth is directed at centers in these areas in order to preserve environmentally sensitive lands and open space.

The relevant policy objectives of State Planning Area 3 include the following:

- Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. (2001 State Plan, p. 202, 203)

Redevelopment at this site supports these planning objectives by directing redevelopment into a developed area of the township with supportive infrastructure, and recent infrastructural investments conducive to commercial activity. With respect to good Smart Growth, Center-based practices, and locating development near community amenities and walkable environments, the site is in the Historic Mullica Hill Village and will support the goals of the Township's Bicycle and Pedestrian Master Plan.

4.3 Relationship to Development Regulations of the Municipality

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee. The regulations for this zone are found in the Township's Combined Land Use Code.

4.4 Relationship to Other Municipal Plans

Harrison Township is contiguous to the following municipalities: Glassboro, East Greenwich, Mantua, Elk, and South Harrison. The Redevelopment Area is near the center of Harrison Township and does not abut any surrounding municipalities. As such, it is not likely to have any impact on the master plans of any of the contiguous municipalities.

5.0 GENERAL PROVISIONS

5.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area as identified, discussed, and outlined in this document.

5.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party

requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

5.3 Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

5.4 Redevelopment Entity

The Governing Body of Harrison Township will serve as the Redevelopment Entity responsible for the implementation of the Redevelopment Plan.

5.5 Applications for Development

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers, and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the Borough and a municipally designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

1. to allow a use not specifically permitted within the redevelopment district;
2. exceeding the maximum density allowed for any permitted use;
3. exceeding the maximum building or structure height as measured in feet and/or stories;
4. to allow a deviation from any contractual obligations of the redeveloper to the Borough; or
5. any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d require an amendment of this Redevelopment Plan.

All development within the redevelopment area shall be within any financial agreement executed by the Township.