

General Reexamination of the Master Plan

Township of Harrison



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I. PREFACE

N.J.S.A. 40:55D-1 et seq. entitled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every six (6) years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality. The structure of this document conforms to the sequence in which the statutory requirements for the conduct of a general reexamination are set forth under the Municipal Land Use Law.

In compliance with the Municipal Land Use Law, the Township of Harrison prepared a Master Plan in which the following general goals were set forth:

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.
Historic Preservation	Preserve and promote the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the aesthetic and economic strength of the community.
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.
Agricultural Lands	Promote the maintenance of agricultural uses where such uses are economically feasible. Encourage the protection of prime agricultural lands within the Township. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township
Open Space	Recognize that open space preservation must become the responsibility of the Township and that the agricultural community will not be able to continue to assure that open space will remain in the community forever. Provide for the preservation of visual open space for protecting both woodlands and open space for adequate recreational facilities.
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.
Community Balance	Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. 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.



This report analyzes the extent to which these goals have been met and recommends additions to these goals. The report also recommends objectives to achieve these goals through amendments or revisions to the master plan and development regulations. This document also makes additional recommendations and suggestions that would assist in maintaining and improving the quality of life in the Township.



II. INTRODUCTION

The master plan of a community is of particular importance because it forms the legal foundation for the enactment of development regulations and the zoning plan. A master plan sets forth the assumptions, policies, goals, and objectives of a municipality and establishes a framework for development. This framework provides planning policy guidance to boards having land use jurisdiction.

Under the Municipal Land Use Law at C.40:55D-62, the zoning ordinance may only be adopted subsequent to the adoption of land use and housing plan elements. The zoning ordinance must be substantially consistent with both elements, unless a majority of the full authorized membership of the governing body adopts by resolution reasons for deviation from the master plan.

The Municipal Land Use Law at C.40:55D-89 mandates the periodic reexamination of the master plan. This examination is to occur at least every six (6) years, with the failure to do so constituting a “rebuttable presumption that the municipal development regulations are no longer reasonable.”

Under the Municipal Land Use Law, the reexamination is to address the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan of development regulations as last revised, 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 recyclable materials, and changes in State, County, and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) in the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.



The Master Plan elements reexamined in this report consists of the following:

- Goals and Objectives.....1999
- Land Use..... 2000
 - Land Use Amendment.....2001
- Housing and Fair Share.....1999
 - Fair Share Amendment.....2001
 - Housing Amendment.....2001
- Historic Preservation.....1998
- Recycling.....1998
- Community Design.....1998
- Utility.....1998
- Circulation.....1998
- Open Space..... 2002

This report is the first reexamination of these elements, all of which have been adopted since 1998.



SECTION A & B:

Major Problems & Objectives at Last Reexamination and Subsequent Changes

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report. (N.J.S.A. 40:55D-89.a) & the extent to which such problems and objectives have been reduced or have increased subsequent to such date. (N.J.S.A. 40:55D-89.b)

1. LAND USE ELEMENT

The Land Use Element of the current master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- b. The Land Use Element notes the concerns for threats that development poses vis-à-vis loss of prime agricultural lands, loss of open space, disturbance of natural features, and the overall possible deleterious effect on community character.

The Master Plan Land Use Element recommends that the Township assume a proactive posture through encouragement of, and participation in easement purchase programs as to retire the development potential of farm land. The Master Plan Land Use Element recommends the establishment of specific clearing limits ratios as a protection against the complete deforestation of wooded parcels.

In 2000 Harrison Township adopted an ordinance for a Farmland Preservation System Assistance Trust Fund, providing a supplemental payment limited to an additional \$250 per acre. In 2001 the Township adopted an ordinance for an Eight (8) Year Program of Farmland Preservation for Block 45 Lots 11 consisting of ninety-nine (99) acres. In 2001 the Township adopted an ordinance for an Eight (8) Year Program of Farmland Preservation for Block 45, Lot 16 consisting of 84.5 acres.

Clearing limit ratios have not been established.

- c. The Master Plan notes a lack of recreational facilities, which are permitted in the INS-Institutional Zoning District.



The Master Plan Land Use Element recommends that recreational uses be expanded within the Township and added to the centers of each village: Richwood, Jefferson, Ewan, and Mullica Hill.

This objective remains applicable.

- d. The Master Plan notes an aging population for which there are insufficient housing options. As a result, there exists a need to alleviate use variance petitions to allow for “family member suites” in the RR, R-1, and R-2 Residential Districts.

The Master Plan Land Use Element recommends that the Township enact “family member suite” legislation to alleviate use variance petitions.

“Family Member Suite” legislation has not been enacted. There still exists an aging population; however, there have been no use variance petitions for “Family Member Suite” since the last revision of the Land Use Element.

- e. The Master Plan notes the tendency for the development of unattractive and unsightly commercial development absent appropriate bulk and area standards.

The Master Plan notes that consideration should be given to the adoption of required building setback lines in the C-2 General Commercial District.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

- f. The Master Plan notes the lack of a “core” in the Mullica Hill Historic District.

The Master Plan Land Use Element recommends that in the area defined by the current Historic District adopted by Ordinance 14-1992 there be improved streetscaping. In addition, the Master Plan recommends the acquisition/leasing of land for off-street parking.

There has not been additional streetscaping or off-street parking in the Mullica Hill Historic District since the last revision to the Master Plan Land Use Element.



B. Objectives

- a. Assure adequate living space for all, providing sufficient land for each dwelling unit and provide soundly constructed and attractive dwelling units and provide a variety of dwelling unit types to meet the varying needs of the current and future residents of the Township

The Township's Zoning Ordinance added the R-7 zone in 2001 to provide for low and moderate income housing. The R-4 district also allows for a mixture of housing types, which are to include low and moderate income dwelling units. Block 57 Lot 22 has been developed into ninety-three (93) low and moderate income units. In the last revision to the Master Plan, it was noted that the Township had entered into an agreement regarding Block 45 Lots 17.01 and 20, which would yield up to 162 single family homes on a variety of lot sizes. Block 45 Lots 17.01 and 20 are being developed at a reduced number of units, the plan of which is in the preliminary approval stage of the planning process.

Harrison Township adopted an ordinance in 2000 which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance.

- b. Provide for streets, utilities, schools, parks, police and fire protection, and other services sufficient to meet the needs of the residential areas.

The Master Plan Land Use Element Amendment recommends that the Utility Element Map and the Harrison Township Wastewater Management Plan be revised to incorporate block 45, Lots 17.01 and 20 for the Township's sewer service.

An ordinance was adopted in 2000 for a Recreation Trust Fund appropriating \$25,000 to complete the installation of well and irrigation system at the recreation facility at Walters / Cedar Roads. The Township adopted by Ordinance (25-2000) an amendment to Ordinance 5-1978, Article 900 Town Center Zoning Map changing R-2 Residential Zoning to Institution Zoning for Block 69, Lots 11, 21, and 13 for Friends School. The Wastewater Management Plan (WMP) as approved by Harrison Township and NJDEP incorporates Block 45, Lots 17.01 and 20.

- c. Promote resident safety through the design of streets which exclude through traffic from residential areas and by excluding from residential areas those uses which would generate non-resident traffic.

This objective is remains applicable.



- d. Provide for neighborhood shopping and cultural facilities so located as to serve residential areas without disrupting their character and quality.

The Master Plan recommends the re-zoning of the parcel identified as Block 57, Lot 19 to a C-2 commercial classification for the convenience and needs of future residents residing in the adjoining high density (R-4) area.

Block 57, Lot 19 has been re-zoned. In addition, Harrison Township has adopted two ordinances relating to commercial development. Ordinance 32-2002 establishes the C-4 Flexible Commercial District, and Ordinance 33-2002 establishes the C-55 Flexible Planned Industrial Commercial District.

- e. To insure stable or increasing land values, separate residential areas from inharmonious land uses by utilizing major streets, topographic features, stream corridors, lakes, and other natural features, or landscaped greenbelts and open space as transition areas between uses.

The Master Plan Land Use Element recommended that buffer requirements on all commercial uses shall be enforced as required under ordinance and that buffers between residential areas should be considered.

Buffer requirements on all commercial uses are enforced under the applicable ordinance. It is not the intention of the Township to continue with consideration of buffers between residential areas.

- f. Provide for a range of commercial activities with the needed space and parking within the village centers to serve the needs of a growing community.

The Master Plan Land Use Element recommends that in the area defined by the current Historic District adopted by Ordinance 14-1992 there be improved streetscaping. In addition, the Master Plan recommends the acquisition/leasing of land for off-street parking.

This objective remains outstanding.

- g. Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.

Harrison Township has adopted two ordinances relating to commercial development. Ordinance 32-2002 establishes the C-4 Flexible Commercial District, and Ordinance 33-2002 establishes the C-55 Flexible Planned Industrial Commercial District.

- h. Discourage “strip commercial” developments along streets in order to reduce traffic hazards and haphazard development.



This objective has been addressed in parcels planned for commercial growth and in the unified approach contained within the C-4 and C-55 ordinances.

- i. Promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers and by adopting on-premise sign regulations which promote safety and prevent sign proliferation.

Harrison Township adopted by ordinance (23-2000) a provision for certain billboards to be permitted in the C-2 zone adjacent to Route 55. The Township then passed a zoning ordinance (1-2001) amending ordinance number 13-1998 and 18-1999 to prohibit billboards along the easterly side Route 55.

- j. Recognize the Historic Mullica Hill Community as the town center of Harrison Township, as a major focal point of the cultural heritage of the community, and as a source of strength to the economic base.

The Master Plan Land Use Element recommends that in the area defined by the current Historic District adopted by Ordinance 14-1992 there be improved streetscaping. In addition, the Master Plan recommends the acquisition/leasing of land for off-street parking. The Master Plan notes that consideration should be given for the provision of multiple occupant and tenancy signs for those cases where compatible spin-offs may be generated and placed on the same lot with the original use.

There has been no emphasis on streetscaping or off-street parking in the Mullica Hill Historic District since the last revision to the Master Plan Land Use Element. There has been no consideration to the provision of multiple occupant and tenancy signs.



2. CIRCULATION ELEMENT

The Circulation Element of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. Traffic in the general area of Route 55 has substantially increased since the last Master Plan.

The Master Plan Circulation Element recommends that the Township Planner draft an official map in order to more adequately prepare for future congestion.

An official map has not been drafted, and the traffic condition in the area of Route 55 still exists.

- b. There is a discrepancy between the current street classification system found in the Township Land Subdivision Ordinance and NJDOT classification systems.

The Master Plan Circulation Element recommends that the word “residential” be removed from the terms “residential collector street” and “residential sub-collector street” to allow for these types of streets in mixed use and non-residential development. The definition and the design standards in the Land Subdivision Ordinance should be amended to change the term “primary street” to “arterial road.” The chart “Standards for Streets” should also be revised to indicate that these are the standards for municipal streets, and that standards for roads of other jurisdictions, such as arterial roads and some collector streets, are dependent on those separate standards. Additionally, Site Plan and Subdivision Ordinances standards for municipal streets and other transportation infrastructure should be reviewed and revised for conformance to current engineering standards and the state uniform residential site improvement standards. The ordinances should be revised to clarify that these requirements are for municipal streets and that improvement standards for county, state, and federal roads must be consistent with those jurisdictions.

The ordinance has not been revised and the discrepancy still exists. However, RSIS supersedes any local regulations regarding residential street development.

- c. The Zoning Ordinance does not indicate that a parking estimate shall be prepared by a qualified engineer, traffic expert, planner, or architect to identify proposed demand.



The Master Plan Circulation Element recommends that the ordinance be amended to indicate a parking estimate for all major developments be prepared by a qualified engineer, traffic expert, planner, or architect to identify proposed demand and that such calculations be subject to the review and recommendation of the Planning Board engineer.

This still remains outstanding.

- d. There is a lack of off-street parking along developed portions of North and South Main Streets.

The Master Plan Circulation Element recommends that the Township should consider developing one or two centrally-located off-street parking lots to reduce on-street parking conflicts with pedestrian and vehicular through traffic.

This problem still exists. Additional streetscaping or off-street parking in the Mullica Hill Historic District has not been constructed since the last revision to the Master Plan Land Use Element.

- e. Pedestrian circulation, especially on South Main Street in the Mullica Hill Town Center, is difficult and dangerous.

The Master Plan recommends that a main street pedestrian crossing plan be developed and implemented to locate safe crossing locations to enhance pedestrian safety. The Site Plan and Subdivision Ordinances should be revised to indicate that curbs and sidewalks be provided in all residential zones of the Township.

Pedestrian circulation remains problematic and a main street pedestrian crossing plan has not been developed. However, RSIS regulations now supersede any local site plan and subdivision regulations regarding residential sidewalk and curb installation.

B. Objectives

- a. Provide a road network which separates through traffic from local traffic and directs through traffic to the regional roadway network.

The Master Plan Circulation Element recommends that the Township planner prepare a draft official map.

Such a road network has not been planned or provided. An official map has not been designed.



- b. The North and South Main Streets in Mullica Hill should not be widened or divided or in any other way changed to destroy the historic character of Mullica Hill.

This objective remains.

- c. Prevent the transformation and disruption of the village centers from the existing character by providing for alternative routes for through traffic and by providing the parking needed for commercial uses in visually attractive and accessible locations.

The Master Plan Circulation Element recommends the development of one or two centrally-located off-street parking lots to reduce on-street parking conflicts with pedestrian and vehicular through traffic.

This problem still exists. Construction of off-street parking in the Mullica Hill Historic District has not occurred since the last revision to the Master Plan Land Use Element. Alternative routes have not been planned or provided.

- d. Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy and those homes near the entrances to developments are protected from high levels of neighborhood traffic.

The Master Plan Circulation Element recommends that the commercial areas along arterial streets should be designed to provide common entrances to reduce highway access points and traffic problems.

RSIS supersedes any local regulations and currently provides restrictions for driveways and local roadway access to county and state roads.

- e. Provide for the connection of new subdivisions by the extension of collector streets and local roadways to promote the development of neighborhoods and to promote social interaction within the Township.

The Master Plan Circulation Element recommends that the subsection on cul-de-sacs should reduce the size of these streets from 2,000 feet to 600 feet and no more than 250 vehicle trips per day.

RSIS supersedes any local regulations regarding residential development and provides restrictions on cul-de-sac design. The connection of subdivisions remains an objective of the Township.



- f. Limit driveway and local roadway access to county and state roads and provide adequate building setbacks to promote the development of an attractive road network and to preserve the traffic carrying capacity of the existing two lane roads.

The Master Plan recommends that the chart “Standards for Streets” should be revised to indicate that these are the standards for municipal streets, and that standards for roads of other jurisdictions, such as arterial roads and some collector roads, are dependent on those separate standards.

RSIS supersedes any local regulations and currently provides restrictions for driveways and local roadway access to county and state roads. Otherwise, the chart “Standards for Streets” has not been revised and this objective has not been met.

- g. Provide for the development of a pedestrian walkway system that will provide connections throughout the Township by utilizing pedestrian walkways along primary roadways and paths along the stream corridors and open space areas where possible.

The Master Plan recommends that a main street pedestrian crossing plan be developed and implemented to locate safe crossing locations to enhance pedestrian safety. The Site Plan and Subdivision Ordinances should be revised to indicate that curbs and sidewalks be provided in all residential zones of the Township.

No pedestrian walkway system has been planned or provided throughout the Township. Pedestrian circulation remains difficult, and no main street pedestrian crossing plan has been developed. However, RSIS regulations now supersede any local site plan and subdivision regulations regarding residential sidewalk and curb installation.



3. RECYCLING ELEMENT

The Recycling Element of the last master plan did not identify goals, problems or objectives. However, the Recycling Element did provide two recommendations relative to the Townships Recycling program:

Recommendations

- a. *The Master Plan Recycling Element recommends that all multi-family housing development containing 25 dwelling units or more and all commercial and industrial developments provide a plan for the collection, disposition, and recycling of the following materials:*
 1. *Glass*
 2. *Plastic*
 3. *Aluminum and steel food and beverage containers*
 4. *Steel aerosol containers*
 5. *Paper*
 6. *Metal and Appliances*
 7. *Wet cell batteries*
 8. *Rechargeable and button batteries*
 9. *Tires*
 10. *Motor oil and oil filters*

Multi-family housing developments are required to provide a plan for the collection, disposition, and recycling of the above materials.

- b. *The Master Plan Recycling Element recommends that the Land Development Ordinance include standards for the development of recycling plans which include:*
 1. *Provisions to ensure that waste storage areas are adequate in size and complexity to handle all recyclable wastes*
 2. *Provisions to insure that all storage areas are visually screened from public views*
 3. *A requirement that an applicant for development provide confirmation that either the Township or a private hauler is responsible for waste removal*
 4. *A requirement that all development proposals must include a report which details the amount and types of waste that are anticipated to be generated on a daily and weekly basis.*
 5. *A requirement that construction and demolition materials shall be recycled from the developer or contractor*
 6. *A requirement that plans for solid waste and recycling collection shall be approved by the Municipal Recycling Coordinator*



7. *A requirement that a developer provide recycling containers to each unit they are developing that can be collected by the Township*

The current Zoning Ordinance does provide for recycling standards, which were adopted by ordinance in 1993 (20-1993). However, there have been no revisions to the zoning regulations since the revision of the Recycling Element of the last Master Plan and therefore this recommendation has not been fulfilled.



4. HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. The Master Plan notes a conflict between historic forms of development and the modern demands for wide roadways and the expansive parking areas which accompany new commercial and residential development.

The Master Plan Circulation Element recommends the development of one or two centrally-located off-street parking lots to reduce on-street parking conflicts with pedestrian and vehicular through traffic.

This problem still exists. Off-street parking in the Mullica Hill Historic District has not been constructed since the last revision to the Master Plan Land Use Element. Alternative routes have not been planned or provided.

- b. The Master Plan notes as problematic the destruction of historic structures in order to construct modern buildings.

This problem still exists.

B. Objectives

- a. Recognize the Historic Mullica Hill Community as the town center of Harrison Township, as a major focal point of the cultural heritage of the community, and as a source of strength to the economic base.

The Master Plan Land Use Element recommends that in the area defined by the current Historic District adopted by Ordinance 14-1992 there be improved streetscaping. In addition, the Master Plan recommends the acquisition/leasing of land for off-street parking.

Construction of streetscape improvements or off-street parking has not occurred in the Mullica Hill Historic District since the last revision to the Master Plan Land Use Element.

The Township adopted by ordinance (10-1998) the rezoning of Block 69, Lot 1 from the R-2 zone to the C1-Historic.

- b. Adopt sign regulations which prevent the proliferation of signs in commercial areas and which will add to the visual quality of the village centers.



The Community Design Element of the Master Plan recommends the prohibition of backlit signage, as well as the implementation of architectural design guidelines for non-residential development.

The Township adopted by ordinance (13-1998) an amendment to ordinance number 18-1991 “Regulation of Signs.”

- c. Encourage new development in the existing villages to be compatible to their scale and style of building.

The Community Design Element of the Master Plan recommends the implementation of architectural design guidelines for non-residential development.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

- d. Make the principal roadways, particularly the entrances to the Township, more attractive by providing for significant landscaped buffers along the sides of each roadway.

The Master Plan Land Use Element recommended that buffer requirements on all commercial uses shall be enforced as required under ordinance.

Buffer requirements on all commercial uses have not changed since the last revision to the master plan. However, new commercial zones, C-4 and C-55, have an emphasis on buffers adjacent to property lines.

- e. Prevent unsightliness by eliminating wherever possible drainage basins, existing utility poles and lines, and by requiring all new development to provide underground utilities.

The Community Design Element of the Master Plan recommends a review of the design impact of public utilities on the landscape.

RSIS regulations now regulates that the location of utilities be underground.

- f. Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an active street tree planting program.



The Community Design Element of the Master Plan recommends the implementation of landscape/streetscape improvement standards for Harrison Township.

A street tree planting program has not been implemented. In addition, revisions have not been made to the existing zoning ordinance with regard to landscape / streetscape improvement standards.



5. OPEN SPACE AND RECREATION PLAN

The Open Space and Recreation Element of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. The Master Plan notes a deficit of seventy-seven (77) acres of passive and active recreation to accommodate the projected population of the Township.

The Master Plan Open Space and Recreation Element recommends that the Township acquires one (1) of six (6) parcels of large acreage for recreational use.

The Township is actively pursuing acquisition of additional land in cooperation with NJDEP Green Acres.

B. Objectives

- a. Provide a community activity center for the Township.

A community activity center has not been provided.

- b. Develop municipal park and recreation areas in conjunction with or adjacent to schools wherever possible. Promote the use of school facilities for adult and community meetings and activities when such activities do not conflict with the use and security of the school facilities.

An ordinance was adopted (12-2002) repealing ordinances 10-1989 and 11-1995 and establishing Recreation areas or Recreation Contributions for Development and as part of this requirement encourages the location of recreation sites adjacent to schools.

- c. Utilize the preserved stream corridors and wetlands/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and park lands.

The Master Plan Open Space and Recreation Element recommends that consideration be given to amending the farmland preservation ordinance to include funding for open space land and well as consideration for increasing the standards of the tree protection ordinance.

An ordinance was adopted (12-2002) repealing ordinances 10-1989 and 11-1995 and establishing Recreation areas or Recreation Contributions for Development. The farmland preservation ordinance has been



amended to increase funding for preservation of farmland. In addition, the community design ordinance for commercial development has modified standards for tree protection.



6. COMMUNITY DESIGN ELEMENT

The Community Design Element of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. The Master Plan notes a lack of community design measures for new development to encourage compatibility with the Township's rural character outside Mullica Hill

The Master Plan recommends the implementation of architectural design guidelines for non-residential development. It also recommends the implementation of landscape/streetscape improvement standards as well as the review of the design impact of public utilities on the landscape.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

- b. The Master Plan notes that Township gateways do not promote a sense of "destination."

The Master Plan recommends the development of a Township entrance/gateway signage program.

A gateway program has not been developed.

- c. The Master Plan notes the proliferation of telephone poles, utility lines, and communications antennae.

The Master Plan recommends the review of the design impact of public utilities on the landscape.

RSIS regulations now regulate that the location of utilities be underground.

- d. The Master Plan notes that a lack of design guidelines permits development that is out of character with surrounding styles, especially in the Richwood Route 55 interchange area, the New Jersey Turnpike interchange area, and along North Main Street and Bridgeton Pike.



The Master Plan recommends the prohibition of backlit signage, as well as the implementation of architectural design guidelines for non-residential development.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

The Township adopted by ordinance (13-1998) an amendment to ordinance number 18-1991 “Regulation of Signs.” Harrison Township adopted by ordinance (23-2000) a provision for certain billboards to be permitted in the C-2 zone adjacent to Route 55. The Township then passed a zoning ordinance (1-2001) amending ordinance number 13-1998 and 18-1999 to prohibit billboards along the easterly side Route 55.

B. Objectives

- a. Encourage appropriate and complimentary development patterns throughout the Township.

The Master Plan recommends the implementation of architectural design guidelines for non-residential development. It also recommends the implementation of landscape/streetscape improvement standards as well as the review of the design impact of public utilities on the landscape.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

- b. Support historic preservation review programs in the Historic District of Mullica Hill and promote public awareness of the Township’s other historic resources and traditional landscapes.

In the Year 2000, the Harrison Township Historic Preservation Commission published the “Walking Tour of the Mullica Hill Historic District.” This guide highlights all historical buildings in the Mullica Hill National Register Historic District.



- c. Encourage variety in the type and design of buildings and landscapes through the use of compatible building materials, building design, and vegetation.

The Master Plan recommends the implementation of architectural design guidelines for non-residential development.

Harrison Township adopted an ordinance in 2001 (2-2001) which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance. The C-4 Zone (added by ordinance 32-2002) and the C-55 Zone (added by ordinance 33-2002) have specific bulk and area standards that promote harmonious and attractive site design.

- d. Promote the creation of pedestrian-scaled development in residential and non-residential development and the preservation and enhancement of natural areas.

The Master Plan recommends the implementation of landscape/streetscape improvement standards for Harrison Township. The Circulation Element of the Master Plan recommends that a main street pedestrian crossing plan be developed and implemented to locate safe crossing locations to enhance pedestrian safety. The Site Plan and Subdivision Ordinances should be revised to indicate that curbs and sidewalks be provided in all residential zones of the Township.

Revisions have not been made to the existing zoning ordinance with regard to landscape / streetscape improvement standards. A pedestrian walkway system has not been planned or provided throughout the Township. Pedestrian circulation remains difficult, and no main street pedestrian crossing plan has been developed. However, RSIS regulations now supersede any local site plan and subdivision regulations regarding residential sidewalk and curb installation.



7. UTILITY ELEMENT

The Utility Element of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. The last Master Plan Utility Element indicates that the Township needs to make provisions for the sewer needs of public facilities, schools, and commercial development within the 208 Sewer District.

The Utility Element recommends the extension of the 208 Sewer District.

In August 2002, the Township had a Wastewater Management Plan (WMP) approved by the NJDEP. The WMP created a slight enlargement of the Mullica Hill Service District and the formal creation of the Richwood Sewer District.

- b. The Utility Element indicates that it is unknown whether the Raccoon Creek has additional treatment capacity.

In August 2002, the NJDEP approved a Wastewater Management Plan for Harrison Township. A component of this plan is the increase in flow from the Mullica Hill sewerage treatment plant to the Raccoon Creek from 4 MGD to 8 MGD. The ability of the Raccoon Creek to absorb this increase was analyzed and approved by the NJDEP.

B. Objectives

- a. The Township should carefully consider the costs and benefits of any utility extensions in order to balance the benefits with the costs.

The Utility Element recommends making use of the private market to pay for the extension of the collection system in exchange for the ability to keep the land at increased intensity.

This objective remains valid.

- b. Any extension to utilities will promote the logical extension of development around the existing village center or will conform to the Land Use Plan and zoning districts.

The Utility Element recommends the extension of the 208 Sewer District.



In August 2002, the Township had a Wastewater Management Plan (WMP) approved by the NJDEP. The WMP created a slight enlargement of the Mullica Hill Service District and the formal creation of the Richwood Sewer District.



8. HOUSING ELEMENT

The Housing and Fair Share Element as well as the Fair Plan Amendment and the Housing Element Amendment of the last master plan identified the following Problems and Objectives. The extent to which the Problems and Objectives have changed is also discussed.

A. Problems

- a. The Housing Element revealed that there are housing units in the Township that lack basic plumbing and kitchen facilities.

A draft ordinance was included in the Housing Element which addressed a prohibition of the occupation of substandard units and allows the Township to abate defects and nuisances and put liens against the property. The Master Plan recommends that Harrison Township continue support of the County's Home Improvement Loan Program, as well as strengthen its property maintenance code enforcement housing code. The Master Plan also recommends that Harrison Township work with C.O.A.H. and the New Jersey Department of Agriculture to explore ways to rehabilitate farm labor housing.

Harrison Township adopted an ordinance in 2001 (13-2001) which provides for certificates of occupancy for rental units including sales and resales.

- b. The Township had reached a tentative settlement agreement regarding Mount Laurel litigation to rezone Block 45, Lots 17.01 and 20 for single family detached homes.

Block 57 Lot 22 has been developed into 93 low and moderate income units. In the last revision to the Master Plan it was noted that the Township had entered into an agreement regarding Block 45 Lots 17.01 and 20 that would yield up to 162 single family homes on a variety of lot sizes. Block 45 Lots 17.01 and 20 are being developed at a reduced number of units, the plan of which is in the preliminary approval stage of the planning process.

- c. The Housing Element of the Master Plan notes that the Township has a considerable amount of deteriorated rental housing.

A draft ordinance was included in the Housing Element which addressed a prohibition of the occupation of substandard units and allows the Township to abate defects and nuisances and put liens against the property. The Master Plan recommends that Harrison Township continue support of the County's Home Improvement Loan Program, as well as strengthen its property maintenance code enforcement housing code.



The Master Plan also recommends the development of a rental unit registration and certificate of occupancy program to develop a monitoring program to identify substandard and code deficient housing and explore measures to fund housing rehabilitation.

The Master Plan also recommends that Harrison Township work with C.O.A.H. and the New Jersey Department of Agriculture to explore ways to rehabilitate farm labor housing.

Harrison Township adopted an ordinance in 2001 (13-2001) which provides for certificates of occupancy for rental units including sales and resales.

- d. The Housing Element of the Master Plan notes that the Township does not have a diverse variety of housing units, with single family homes comprising 81% of the total housing stock.

The Housing Element of the Master Plan recommends that while the tradition of single-family and two-family detached housing be continued in the Township, there be an allowance for a diversity of well designed and planned housing forms in established communities. The Master Plan also recommends that Harrison Township work with C.O.A.H. and the New Jersey Department of Agriculture to explore ways to rehabilitate farm labor housing.

Harrison Township adopted an ordinance in 2001 (16-2001) to provide a zoning change for adult community development. An ordinance was adopted in 2001 (16-2001) for a land subdivision which provides for Affordable Housing Regulations.

B. Objectives

- a. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township and assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

The Housing Element of the Master Plan recommends that while the tradition of single-family and two-family detached housing be continued in the Township, there be an allowance for a diversity of well designed and planned housing forms in established communities

The Township's Zoning Ordinance added the R-7 zone in 2001 to provide for low and moderate income housing. The R-4 district also allows for a mixture of housing types, which are to include low and moderate income dwelling units. Block 57 Lot 22 has been developed into ninety-three (93)



low and moderate income units. In the last revision to the Master Plan, it was noted that the Township had entered into an agreement regarding Block 45 Lots 17.01 and 20, which would yield up to 162 single family homes on a variety of lot sizes. Block 45 Lots 17.01 and 20 are being developed at a reduced number of units, the plan of which is in the preliminary approval stage of the planning process. Harrison Township adopted an ordinance in 2000 which establishes architectural design guidelines which apply to specific zones and which amend the Site Plan Review Check List Ordinance.

- b. Promote resident safety through design standards for streets, sidewalks, and crosswalks.

RSIS regulations now supersede any local site plan and subdivision regulations regarding residential sidewalk and curb installation.

- c. Provide for neighborhood commercial and retail to serve the residential community without disrupting their character and aesthetic quality.

Harrison Township has adopted two ordinances relating to commercial development. Ordinance 32-2002 establishes the C-4 Flexible Commercial District, and Ordinance 33-2002 establishes the C-55 Flexible Planned Industrial Commercial District.



SECTION C & D:

Changes to Assumptions and Objectives and Recommendations

The extent to which there have been significant changes that effect assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised 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 recyclable materials, and changes in the State, county, and municipal policies and objectives (N.J.S.A. 40:55D-89.c) and the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulation should be prepared. (N.J.S.A. 40:55D-89.d)

I. General Assumptions & Policies

A. General Existing Assumptions

The Master Plan for the Township of Harrison sets forth the following assumptions:

- a) Harrison Township has and will continue to experience development pressure in the future. Developers and builders are attracted to the rural setting, available land, and buying power of prospective homeowners
- b) Agricultural uses will continue to decline as development pressures increase land values. The Township should strive to develop policies to encourage retention of existing agricultural uses.
- c) Environmental concerns have become a priority with regard to new development. The limitations to development on wetlands have rendered some portions of Harrison Township undevelopable and available for open space.

B. New General Assumptions

The assumptions indicated previously are still viable, however, the following additional assumptions are made for the reexamination report as the basis for a new master plan:

- a. The removal of recyclable materials from the solid waster stream will continue to be important.
- b. The preservation of heritage will continue to be an important consideration in the evaluation of future development.
- c. The population of Harrison Township is increasing; therefore, the demand for Open Space will increase.



- d. The rising population is placing an increased demand on roads; therefore, an increased reliance on alternative means of transportation will become critical.

A. General Existing Policy Statements

The Master Plan does not contain general policy statements. The following new policies are established as a basis for a new master plan:

1. Diversifying the economic composition of the Township are priorities through increased commercial development.
2. The preservation of open space and cultivation of recreation opportunities within the Township should be enhanced and the Township should continue to explore new possibilities for the acquisition of open space.
3. Preserving the rural quality of the Township, which is vital to the Township's identity and quality of life.
4. Integration through design of affordable housing units with new units should be encouraged.

II. Density and distribution of population

A. Existing and New Assumptions

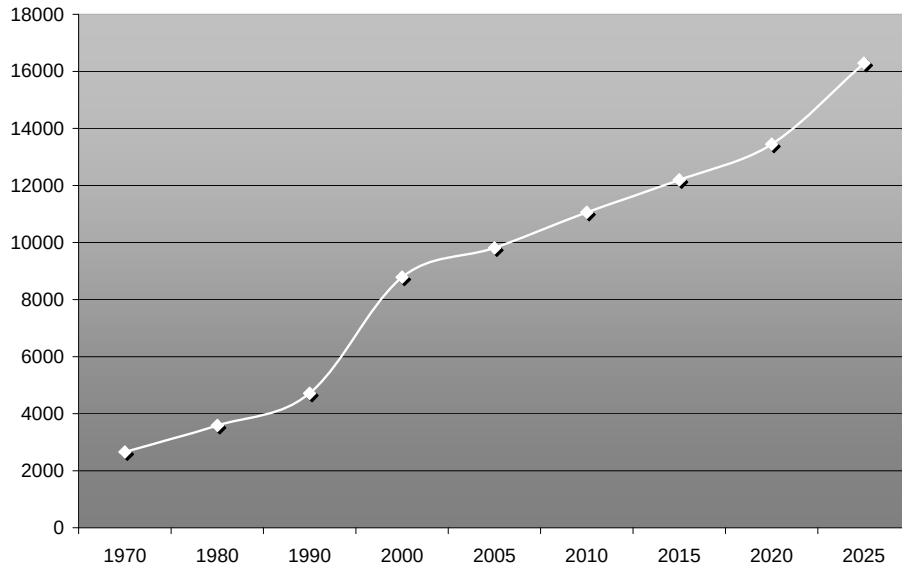
Harrison Township, a developing suburban community, is in transition from a largely agricultural economy with a rural character to a low-to-medium density residential community. US Census data reveal that the Township has doubled in population between 1990 and 2000, from 4714 to 8788 persons. The Delaware Valley Regional Planning Commission (DVRPC) has also forecasted an eighty-five (85%) percent increase in population between the years 2000 and 2025.

The Master Plan Housing and Fair Share Element (1999) include the projections set forth by the New Jersey State Plan, which are were significantly less than current projections. The State Plan projected a 2010 population of 7,367, which is 1,000 persons less than that recorded by the 2000 census. In addition, the projected population growth for the year 2020 is half than current forecasts published by the DVRPC.

The Master Plan (1999) anticipated that the projected increase in population would not drastically change the existing rural community character. The more recent forecasts indicate the community will experience significant changes to its character due to increased housing growth and an increase in the number of children and seniors. The graph below illustrates the historical and projected population changes within the Township.



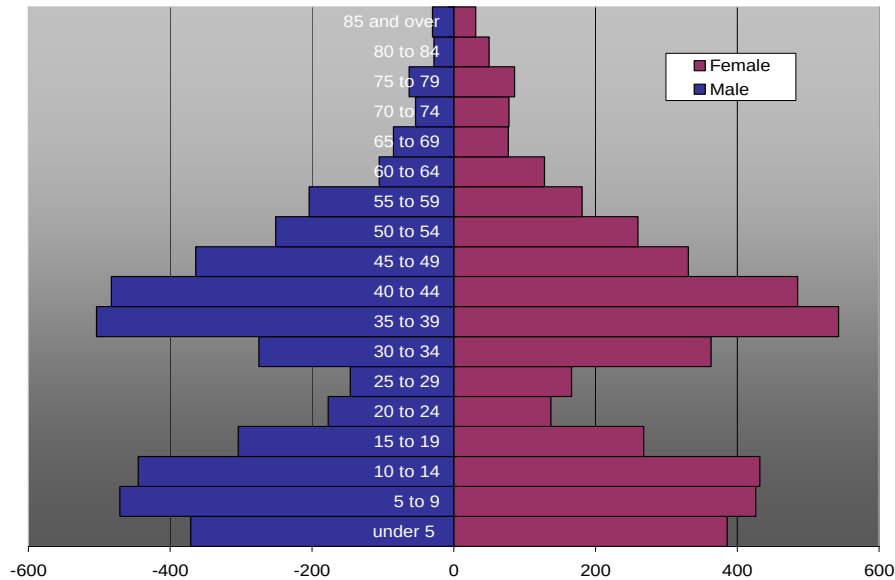
**Population Growth & Projections
Harrison Township
1970-2025**



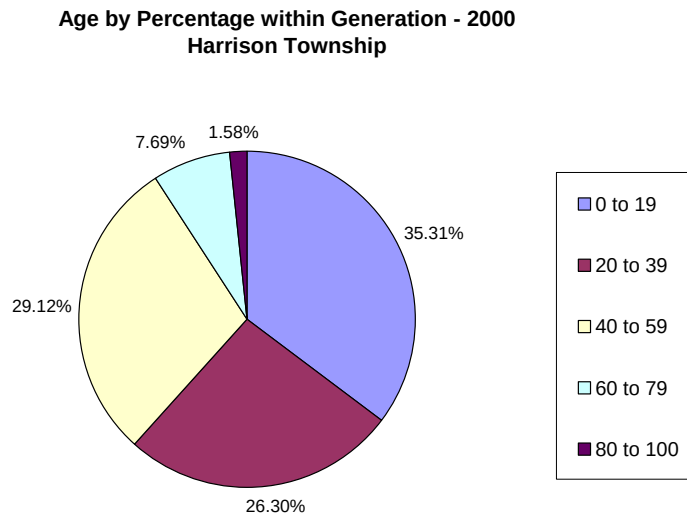
Source: US Census Bureau; DVRPC data bulletin, No. 73 (March 2002)

The chart below illustrates the age groups presently within the Township. There are a large number of younger residents and middle aged residents, however, the number of residents within the 20 to 29 age group is significantly lower than that of the other age groups.

**Age Distribution by Sex - 2000
Harrison Township**



The following chart indicates the percentage of residents within each age group.



Source: US Census Bureau

The number of housing units has increased within the Township alongside the increase in population.

B. Recommendations

Based on the expected population and housing growth within the Township, the following should be taken into consideration:

1. An assessment of community facilities should be undertaken.
2. Both present and future school capacity should be analyzed.
3. A diversity of housing uses is encouraged.

III. Land Use

A. Existing and New Assumptions

Traditional development patterns continue to be exhibited within the Township. More compact development at higher densities is occurring in the downtown areas of Mullica Hill and Richwood. Although there are retail, commercial and institutional uses in these downtown areas, the community is primarily agricultural and residential in nature. Current zoning supports the rural character of the Township, however, mixed housing types are provided for in the R-4 and R-7 zones.



Although areas of the Township have been designated for industrial use, the Township is interested in providing for commercial development to provide both employment opportunities and to serve the daily needs of residents. There is an expected 30% increase in employment within the Township between 2000 and 2025, however, there remains few employment opportunities within the Township for residents.

D. Recommendations

Considering the rate of residential growth within the Township, the following should be considered:

1. It is recommended that the Township consider expanding the R-4 district around the Mullica Hill Village to encourage diversity of housing types, including higher density, to support the downtown.
2. The Township is considering re-zoning select parcels to create more opportunities for commercial and professional office development. These include the areas indicated on the enclosed map. It is also recommended that areas along major corridors be considered for rezoning to commercial classifications.
3. A comparison between existing land use and zoning revealed that there are a number of properties that do not conform to the permitted uses within the zone, some of which have received use variances. These non-conforming uses include residential and agricultural uses within commercially zoned areas and instances of commercial uses that are located in residentially zoned areas. These parcels should be further evaluated to determine if they should be incorporated into a re-zoned area.
4. It is recommended that the minimum lot width and/or frontage be increased from 125 feet to 150 feet in the R-1 and R-2 districts for properties without public sewer. This will provide for greater yard space associated with the larger homes that have become common in Harrison in recent years.
5. It is recommended that an ordinance be enacted that requires the minimum usable lot area of one half of an acre in the RR, R-1 and R-2 districts for properties without public sewer. It is proposed that the usable lot area will not be encumbered by any easement such as, but not limited to, wetland buffer, right of way, utility easements or storm drainage easements. The intent of this recommendation is to provide for a reasonable amount of land for a resident and the associated septic systems.



IV. Housing Conditions

A. Existing and New Assumptions

The 1999 Housing and Fair Share Master Plan Element indicated that more than a quarter of the housing stock was built prior to 1940. Although newer development is occurring and the housing stock within the Township is growing, the older structures should continue to be monitored and rehabilitated as needed through code enforcement and property maintenance. Rehabilitation can continue to be conducted through Gloucester County's Community Development Block Grant program.

V. Circulation

A. New Policies

The following new policies are established to form the basis for a new master plan pertaining to the Circulation Element:

1. The Circulation Plan should effectively serve the goals and objectives of the Master Plan especially related to Land Use.
2. Harrison Township should promote alternative means of transportation including walking, cycling, and transit.
3. It is important to recognize the relationship between land use planning and transportation planning.
4. It is important to actively participate in transportation planning with other pertinent agencies, such as NJ Department of Transportation.
5. Connecting roads should be encouraged. The extension of Cromwell Drive from Cherry Lawn to Wolfert Station Road should be pursued and a new road from Route 322 to Woodland Avenue via Blk 64 Lots 2 and 21 should be pursued. The design of these roads is to be meandering within the subdivision to promote circulation links in the neighborhood of which they are a part but are not intended to replace regional or state circulation routes. It is important to provide for alternate emergency vehicular routes in the event that the main arterial routes are closed.

B. Recommendations

It is recommended that the Circulation element be amended to recognize that the following Township right-of-ways will advance the Township's goals and objectives by having additional land dedicated to the Township for future widening or for Township use:

- 1) Right-of-ways to be sixty (60) feet wide:
 - a. Bishop Road
 - b. Griffin Road
 - c. Hellig Road



- d. High Street
 - e. Jackson Road
 - f. Sherwin Road
 - g. Union Road
 - h. Williamson Lane
 - i. Woodland Avenue
- 2) All other Township roads will have fifty (50) feet wide right-of-ways.
- 3) The Township is considering the widening of the following roadways. This physical widening of the paved area or cartway will be dependent upon budget concerns over the next several years and should be at the least planned for:
- a. Bishop Road
 - b. Hellig Road
 - c. High Street
 - d. Jackson Road
 - e. Union Road
 - f. Woodland Avenue
 - g. Colson Lane
 - h. Walters Road

VI. Community Design, Conservation of Natural Resources / Open Space and Recreation, Historic Preservation and Recycling

A. Existing Assumptions and Policies

- i. Community character is a key ingredient in the quality of life of Harrison Township, and the Township's quality of life is defined by the appearance of its neighborhoods, commercial areas, and industrial districts.
- ii. The four (4) village areas are architecturally significant and in need of protection, maintenance, and preservation.
- iii. Meeting the needs of the growing population in terms of recreation programs and facilities is important.
- iv. Promotion of the protection of open space, wetlands, farmlands, and other environmentally sensitive land is important.
- v. Open space planning is an important role in the development of Harrison Township.
- vi. Sound planning and land use controls outside the Mullica Hill Historic District are critical
- vii. The Township should provide areas for larger commercial sites in alternate areas of the Township in order to preserve the village center areas.
- viii. Balancing rapid growth and the preservation of farmland is critical.

B. New Assumptions and Policies



The following new policies are established to form the basis for a new master plan regarding the Open Space and Recreation Plan:

- i. The provision of recreation opportunities for a diverse population is significant to the well-being of residents.

C. Goals and Objectives

The major objectives are carried forward in this reexamination report and form the basis for the new master plan.

- i. Encourage appropriate and complimentary development patterns throughout the Township.
- ii. Support historic preservation review programs in the Historic District of Mullica Hill and promote public awareness of the Township's other historic resources and traditional landscapes.
- iii. Encourage variety in the type and design of buildings and landscapes through the use of compatible building materials, building design, and vegetation.
- iv. Promote the creation of pedestrian-scaled development in residential and non-residential development and the preservation and enhancement of natural areas.
- v. Provide a community activity center for the Township.
- vi. Develop municipal park and recreation areas in conjunction with or adjacent to schools wherever possible. Continue the practice of purchasing and developing recreation areas including outlying village areas. Promote the use of school facilities for adult and community meetings and activities when such activities do not conflict with the use and security of the school facilities.
- vii. Utilize the preserved stream corridors and wetlands/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and park lands.
- viii. Recognize the Historic Mullica Hill Community as the town center of Harrison Township, as a major focal point of the cultural heritage of the community, and as a source of strength to the economic base.
- ix. Encourage new development in the existing villages to be compatible to their scale and style of building.
- x. Make the principal roadways, particularly the entrances to the Township, more attractive by providing for significant landscaped buffers along the sides of each roadway.
- xi. Prevent unsightliness by eliminating wherever possible drainage basins, existing utility poles and lines, and by requiring all new development to provide underground utilities.



- xii. Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an active street tree planting program.



VII. Utility Element

A. Recommendations

It is recommended that the utility element be amended to incorporate the plan entitled “Map #3 – Future Wastewater Facilities, Wastewater Management Plan, Harrison Township, Gloucester County, NJ” as prepared by Remington & Vernick Engineers, dated November 27, 2000 and revised June 2001. This is the official Wastewater Management Plan map as approved by the NJDEP in August 2002. The utility element is also to be amended to recognize that the following areas are deficient in conveying capacity for full build out of the Mullica Hill Sewer Service area and prorate share contributions of the cost of upgrading these facilities would be appropriately borne by future developers:

- 1) Pump Station 1
- 2) Pump Station 2
- 3) Pump Station 4
- 4) Gravity main on Woodland Avenue from Route 45/322 to sewage treatment plant.

VIII. Changes in State, county and municipal policies and objectives

Round Three affordable housing requirements are being developed by the Council on Affordable Housing. The rehabilitation component of the Round Three regulations can continue to be satisfied through the Gloucester County Community Development Block Grant program. Mechanisms should be established relative to the inclusionary component of the COAH obligation to ensure affordable housing requirements are met.

Following the review of the Master Plan and respective elements, it is recommended that a new plan be prepared to accurately reflect and provide direction for the changing development patterns within the Township.

Harrison Township has decided to zone approximately 56 acres south of Route 322 bordered by Richwood Road and Aura Road as Adult Community to provide a starting location for the next round of COAH requirements.

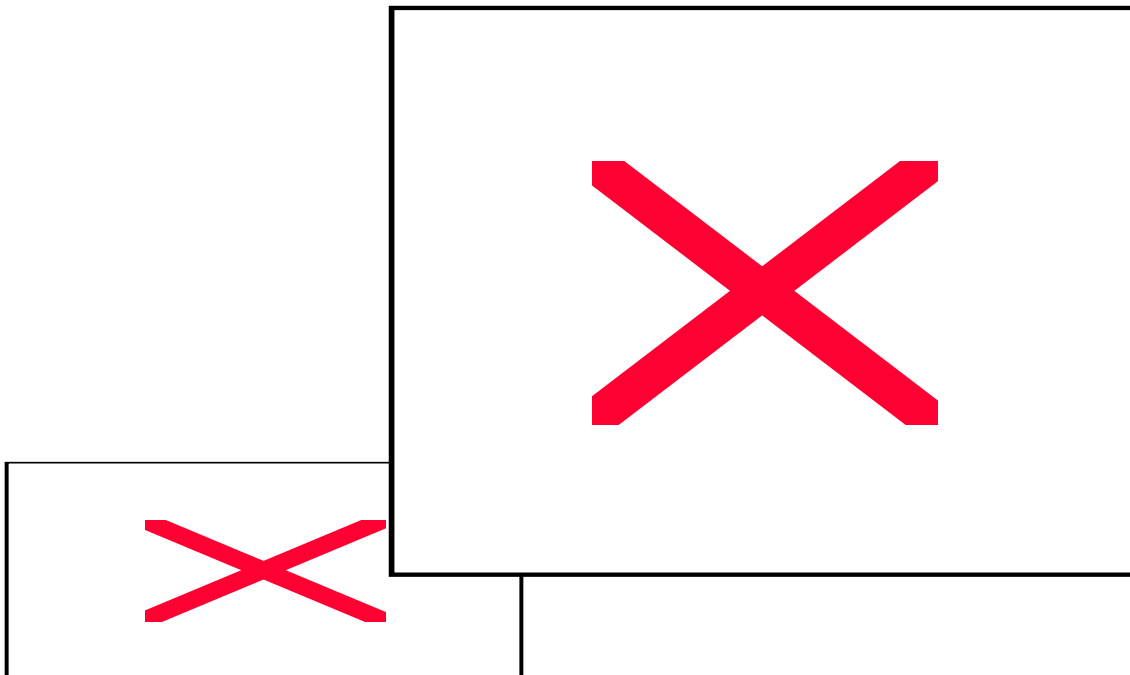


SECTION E: *Consideration of Plans of Adjacent Communities & the State Development and Redevelopment Plan*

Harrison Township is bordered by East Greenwich Township and Woolwich Township to the north, Elk Township and Glassboro Township to the south, South Harrison Township to the southwest, and Mantua Township to the northwest. The master plan elements did not address plans of adjacent communities. It is recommended that the master plan be updated to examine the plans of adjacent communities to ensure compatible growth and examine potential coordination.

The State Development and Redevelopment Plan (SDRP) will be evaluated and potentially changed in 2004 as part of the mandated re-examination of the State Plan. Cross-acceptance agreements will also be undertaken at this time. Currently, the majority of Harrison Township is classified as PA3 – Fringe Planning area on the Planning Policy map adopted as part of the SDRP. The northwestern area is classified as PA4 – Rural Planning Area and the southeastern area is classified as PA2 – Suburban Fringe Planning Area. A small portion of the southeastern area of the Township is classified as PA5 – Environmentally Sensitive.

Any updates to the master plan elements should take into consideration growth patterns in relation to the changes to the SDRP.



SECTION F: *Incorporation of Redevelopment Plans*

The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c.79 (C.40A:12A-1 et al.) in the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (N.J.S.A. 40:55D-89e)

Enacted in 1992, the *Local Redevelopment and Housing Law* P.L. 1992, c.79 (C40A:12A-1 et seq.) provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped/under-developed, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community.

Additionally, the redevelopment statute gives municipalities the power to acquire private property for the purposes of redevelopment (through negotiation or condemnation); to clear and reprogram said lands; to install infrastructure and/or other site improvements; and to negotiate and enter into partnerships with public and private entities in order to accomplish a municipality’s redevelopment goals and objectives.

Under 40A:12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions is found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or



obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated
- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. c. 303 9C52:27H-60 et. seq.), said designation and prescribed related action are, in and of themselves, sufficient basis for the determination that an area is in need of redevelopment for the purpose of granting tax exemption within the enterprise zone or the adoption of a tax abatement and exemption ordinance.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”¹

The statute does not specify a minimum size of a redevelopment area. Accordingly, independent parcels are commonly evaluated for consideration as “Areas in Need of Redevelopment.”

While there are no specific areas that appear to be in need of redevelopment, the tools of redevelopment should be used if conditions warrant

¹ N.J.S.A. 40A:12A-3

