

MASTER PLAN RE-EXAMINATION REPORT



HARRISON TOWNSHIP GLOUCESTER COUNTY, NJ

JULY 2008

ACKNOWLEDGEMENTS

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Adopted by:

HARRISON TOWNSHIP PLANNING BOARD
July 17, 2008
Resolution No.
Adopted Pursuant to N.J.S.A. 40:55D-28,
The New Jersey Municipal Land Use Law

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1 INTRODUCTION

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 25 miles south of Camden, New Jersey. Harrison Township is bordered by the municipalities of East Greenwich Township, Mantua Township, the Borough of Glassboro, Elk Township, South Harrison Township, and Woolwich Township.

Exit 2 of the New Jersey Turnpike is located just outside the northeast corner of the Township and provides for easy access to both metropolitan Philadelphia, Pennsylvania, and Wilmington, Delaware. New Jersey State Highway Route 55, which has two interchanges along the eastern side of the Township, provides limited access highway connections to Deptford, New Jersey to the north and to Vineland, New Jersey to the south.

U.S. Route 322 crosses the Township from west to east connecting not only with N.J.S.H. Route 55 and the New Jersey Turnpike, but also with I-295 which runs parallel to the Turnpike, and with the Commodore Barry Bridge which crosses the Delaware River and provides access to I-95.

These major highways form the principal elements of the circulation system in Gloucester County and are important links between Harrison and surrounding communities.

Harrison Township, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Township has undertaken this comprehensive review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 49:55D-89) which requires, at least every six (6) years, a general reexamination of the Township Master Plan and development regulations by the Planning Board. This Re-examination Report fulfills this local obligation. Furthermore, this report must be adopted by the Planning Board by resolution and a copy sent to the County Planning Board and the Municipal Clerk of each adjoining municipality.

It is important to note that the Land Use Element of the Master Plan was adopted by the Planning Board on February 10, 2000 and that since that time the Master Plan has been amended in the following way including reference to the prior adoption of other various elements:

- A. Recycling Element on June 18, 1998.
- B. Community Design Element on June 18, 1998.
- C. Utility Element on July 16, 1998.
- D. Historic Preservation Element on July 16, 1998.
- E. Circulation Element on July 16, 1998.

- F. A statement of Goals and Objectives on October 7, 1999.
- G. Land Use Plan Element Amendment on May 7, 2001.
- H. Open Space and Recreation Plan on March 21, 2002.
- I. General Re-examination of the Master Plan on April 7, 2004.
- J. Amendment to General Re-examination of the Master Plan on April 20, 2006.
- K. Watershed Based Municipal Stormwater Management Plan on May 18, 2006
- L. Master Plan Re-examination Report on December 20, 2006.
- M. Amendment to the Land Use Element of the Master Plan – Richwood Area – on October 25, 2007 and revised on November 19, 2007.
- N. Amendment to the Land Use Element of the Master Plan – Route 77 Corridor – on October 25, 2007 and revised on November 19, 2007.
- O. Housing and Fair Share Element in February 1999.
- P. Fair Share Plan Amendment in April 2001.
- D. Amend the Land Use Map to rezone an existing R-1 zone to PO, Professional Office Overlay (see Site 2).
- E. Amend the Land Use Map to rezone an area to the C-1 Zone District (see Site 3).
- F. Amend the Land Use Map to rezone an area to the C-1 Zone District (see Site 4).
- G. Amend the Land Use Map to expand the size of the Main Street Zone District (see Site 5).
- H. Amend the Land Use Map to rezone a portion of an existing R-2 zone to PO, Professional Office (see Site 6).
- I. Amend the Land Use Map to rezone an existing R-2 zone to PO, Professional Office (see Site 7).
- J. Amend the Land Use Map to rezone an existing R-2 zone to a new Planned Commercial Zone (Block 20, Lot 1 in Site 8). One of the permitted uses in the new zone will recognize the existing Heritage Farms and the growing, processing and marketing of grapes into wine. The new zone will recognize that Heritage Farms is allowed to sell processed farm products through their farm market, such as, but not limited to jellies, baked goods, cider together with the wine which will be processed from grapes grown on the farm.
- K. Amend the Land Use Map to rezone an existing R-2 zone to PO, Professional Office (Block 31, Lot 11 in Site 8). The Heritage Farm and uses described in J. above will be permitted in this new PO zone designation.

This Re-examination Report has been prepared as a result of these changes and a local desire to maintain a current and relevant Master Plan and associated development regulations. Specifically, this report recommends the following amendments to the Master Plan and associated development regulations:

- A. Amend the Planned Village Center Overlay Zone to permit full service restaurants with outdoor seating to have liquor licenses. Outdoor seating should be included in the licensed area.
- B. Amend Section 225-3 of the Zoning Code to add definitions for Drive-in or Drive-thru Restaurants, Restaurant or Eating Establishment, Sidewalk Café or Outdoor Seating, and Full-Service Restaurant.
- C. Amend the Land Use Map to expand the existing C-6 Zone District and amend the C-6 standards (see Site 1).

2 MUNICIPAL PLANNING ASSUMPTIONS

The Master Plan of the Township of Harrison has been developed by the Planning Board based upon a number of assumptions, each of which has been important in determining the policies and recommendations of the Master Plan. These assumptions are:

A. Harrison Township has and will continue to experience development pressure in the future.

Harrison Township has experienced a substantial increase in development applications and interest in the past ten years. The upgrades made to N.J.S.H. Route 55 between Deptford and Port Elizabeth have spurred this activity.

As developers and builders look for available land in the middle and southern portions of Gloucester County, the primary attraction for many of them appears to be the rural settings found in the vicinity of the villages of Mullica Hill, Richwood, and Ewan and the agricultural setting of the township.

As the builders and developers of homes have begun to seek alternative locations to the traditional expensive and built up communities in Burlington and Camden Counties, Harrison Township has been discovered as an unspoiled community that can attract higher income families.

B. Development potential is constrained primarily by the capacity of the sanitary sewer systems and the large amount of land that falls within the New Jersey Department of Environmental Protection defined wetlands, which have severe regulations governing development.

Approximately 25% of the land within the Township falls into the category of wetlands as defined by the State. Based upon the review of recent development applications it is likely that regulations governing wetlands (including buffers) will cover over 30% of the land.

In addition to this condition, many of the soils have limitations for the placement of on-site septic systems. State of New Jersey regulations governing the use of septic systems have been steadily getting more stringent. As a result, the development of land within the Township will be limited to residential lots a minimum of one (1) acre in size unless it is served by a public sanitary sewer system. Currently the Township system is limited in its capacity and serves only the Mullica Hill and Jefferson Village areas.

Intense development is expected to occur soon in the Planned Village Center Overlay Zone located within the Richwood Sewer Service Area. The treatment plant for development within this area will probably be sited on a 30-acre Township owned parcel which is located adjacent to both Route 55 and the Glassboro Municipal boundary. The plant is expected to service not only new commercial and residential development but also Rowan University's proposed West Campus. If sanitary sewer service is not made available along the N.J.S.H. Route 55 corridor, the potential for high value commercial and industrial uses, which would add to the tax base of the community, may not be realized for some time.

C. Agricultural uses will continue to decline as development pressure increases land values.

Agricultural uses which occupied approximately 90% of the land within the Township in the 1977 Master Plan have declined as incoming suburban development continues to increase. In addition, the general decline in farming income coupled with the increase in land values will make the sale of farm lands an attractive economic prospect for many owners of farms located within the areas of highest demand for new suburban housing.

D. Environmental concerns have become a priority with regard to new development.

As we enter the new millennium, protection of the environment is of great concern. The limitations to development on wetlands have rendered some portions of Harrison Township un-developable and available for open space. These provisions will continue into the next decade.

Recent studies have shown that the collective amount of effluent from on –site septic systems has had a more serious effect than thought on both surface and ground water quality. As a result, more stringent limitations on the use of individual wells and on-site septic systems can be expected in the future.

E. The plan does not assume any major economic upheavals.

All plans must recognize that the economy works in a cyclical manner. The past decade has seen a continued growth period which has resulted in the current development pressures in the Township. The Master Plan recognizes that such cycles occur. The goals and objectives of the Master Plan do not unrealistically call for the expenditure of public money for unnecessary improvements. Rather, the plan attempts to tie the economic activity in the private sector with those “public” improvements necessary to adequately serve the new residents and businesses in the Township.

F. The plan seeks consistency with other area wide planning policies.

The master plans of adjacent municipalities have been consulted and reviewed in the course of developing the Harrison Township Master Plan. It conforms to that of Gloucester County, the Delaware Valley Regional Planning Commission, and takes into consideration the New Jersey State Development and Redevelopment Plan.

3 OVERVIEW

According to the New Jersey Municipal Land Use Law (MLUL) this Re-examination Report must discuss and contain the following:

- A. The major problems and objectives related to land development in the Township at the time of the adoption of the last Master Plan or Re-examination 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 of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of 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 policy and objectives.
- D. The specific changes recommended for the Master Plan development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulation 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, into the Land Use Element of the Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The purpose of these Re-examination requirements are to ensure that the local master plan and development regulations remain viable, current and capable of addressing the development pressures and concerns of the municipality.

4 MASTER PLAN GOALS AND OBJECTIVES

The primary planning goals of the 1999 Harrison Township Master Plan were identified in the categories of community character, historic preservation, natural features, agricultural lands, open space, visual character, community balance and community facilities. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Planning Board for district areas of community concern and are listed below.

A. Township Goals for Planning and Development

1. 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. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
3. 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.

Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township.

Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.

4. Promote the maintenance of agricultural uses where such uses are economically feasible. 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. Encourage the protection of prime agricultural lands within the Township.
5. 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.
6. 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. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.
7. 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.
8. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

B. Residential Development Objectives

1. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
2. Promote resident safety through design standards for streets, sidewalks, and crosswalks.
3. Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.

4. Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

C. Commercial Development Objectives

Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be provided. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a "village center". Commercial enterprises outside the village center should be located in the immediate vicinity of the limited access highway interchanges as part of planned commercial developments. This goal may be achieved through the following:

1. Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township.
2. Promote the development of attractive and safe neighborhood and highway commercial activities through landscaping and buffer regulations.
3. 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 the economic base.

D. Circulation System Objectives

The circulation system for the Township should provide safe and efficient movement of goods and people and should be integrated with that of County and State. To achieve this goal, planning should:

1. Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic.
2. Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy.
3. Provide for the development of a pedestrian system throughout the Township through stream corridors and open space, thus encouraging use of community facilities.

E. Natural Resource Objectives

Harrison Township has been fortunate to have most of the streams and stream corridors preserved and protected from development. The continued preservation of these and other natural resources should be encouraged. To achieve this goal, planning should:

1. Cooperate with New Jersey Department of Environmental Protection in the protection of wetlands and other natural resources.
2. Adopt a storm water management plan which will promote cooperative development of watershed drainage programs which will minimize the total reliance upon on-site water detention and storage on a project-by-project basis.
3. Restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.
4. Restrict development within the 100 year storm flood plain as defined by FEMA or New Jersey Department of Environmental Protection. In the absence of such information establishing flood plains or stream encroachment lines, development applications should be required to submit a HECII analysis of the stream in question to establish such limit lines.
5. Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation and from contamination from on-site septic systems.

F. Utilities System Objectives

1. Consideration of the extension of the water and sewer systems in order to promote the development of land.
2. De-regulation in New Jersey will extend a hand in providing for affordable utility options where new developments are built.

G. Community Image and Attractiveness Objectives

The Township has the opportunity to build upon the historic character of its visually attractive historic village area and to mold a landscape virtually unspoiled by typical suburban development. To do this, planning should:

1. Enhance the entrances into the Township by providing aesthetic regulations.
2. Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planting program.
3. Adopt sign regulations which prevent the proliferation of signs in commercial areas and which will add to the visual quality of village centers.
4. Encourage new development in the existing villages to be compatible to their architectural style and scale of the building.

H. Community Facility Objectives

As a growing community, the Township will need to provide for additional community facilities, particularly for recreation and municipal activities. To do this, planning should:

1. Provide a community activity center for the Township.
2. Develop municipal park and recreation areas in conjunction with or adjacent to schools, wherever possible.
3. Promote the use of school facilities for adult and community meetings and activities.
4. Provide for the timely expansion of municipal buildings and services to meet the needs and expectations of the Township residents.

I. Employment Objectives

The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this goal, planning should:

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.

J. Municipal Government Service Objectives

In order to provide for the continued development of Harrison and the efficient provision of necessary and desired municipal services in the most cost-effective manner possible, the Planning Board should:

1. Provide a Master Plan that can be legally and financially implemented.
2. Regularly review and update the Land Development Ordinances of the Township.
3. Coordinate the extension and expansion of public utilities and roadways with the development community to promote the equitable sharing of improvement costs as permitted by the New Jersey Land Use Law.

5 EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED

The goals, objectives and recommendations of the Master Plan have been reviewed to determine the extent to which they have achieved, reduced, or increased in importance, or whether new goals, objectives or recommendations are needed in light of changing conditions.

Since the adoption of the Master Plan the Township has been affected by the fair share housing allocation of the Council on Affordable Housing (COAH), the drafting of a State Development and Redevelopment Plan for cross-acceptance by Gloucester County, the adoption of new stormwater management regulations and continued development pressures throughout the Township.

The changes in the problems facing the Township and changes in Township goals and objectives since the Master Plan was last revised are summarized below:

A. Housing Element and Fair Share Plan

In January of 2007 the New Jersey Appellate Court invalidated several key sections of the New Jersey Council on Affordable Housing's Substantive Rules. The Court issued a stay on any further grants of Substantive Certification. Harrison Township submitted a 3rd Round Housing Element and Fair Share Plan in accordance with COAH's requirements in December of 2005 to COAH and subsequently to Superior Court. Harrison Township had previously received a "Judgment of Repose" for its Cycle I and Cycle II plans from the Superior Court in 2003, and received an extension from the Court in May 2007 to address the 3rd Round Rules. However, due to the Appellate Court decision in January 2007, COAH's adoption of new rules on May 6, 2008, and COAH's proposal of new rule changes on May 6, 2008, a new 3rd Round Housing Element and Fair Share Plan will need to be adopted.

B. Cross-Acceptance Process

Over the past few years the Township has been involved with the State Office of Smart Growth and the County Planning Board in dealing with the cross-acceptance process. The state cross-acceptance report notes the following:

Major Planning Issues and Activities

1. The Township identified implementation of the recommendations of its adopted Master Plan update as a major planning issue/activity.
 - a. The Township is investigating centers designations.
 - b. The Township anticipates that the South Jersey Water Company will need to connect to the New Jersey American Water Company's regional pipeline in the future to provide the Township with an adequate water supply.
 - c. The Mullica Hill Sewage Treatment Plant has undergone a capacity and quality upgrade to serve the Mullica Hill Sewer Service Area. Various pump station improvements have been designed. The Richwood Sewage Treatment Plan is currently at NJDEP for the first phase of the necessary permitting.
 - d. With traffic congestion a concern, the Township urges that a bypass around Mullica Hill and other alternate routes should be again considered by NJDOT.
 - e. The school system is currently investigating the options necessary to accommodate the growing school population.
 - f. Harrison Township has passed two ordinances, best stormwater management and a riparian buffer ordinance, within the two sewer areas. These ordinances, particularly the riparian buffer ordinance, serve to protect the area adjacent to the stream corridor by restricting activities.
 - g. Harrison Township currently has an added assessment for farmland preservation to provide added

incentive for a farmer to enter land into permanent farmland preservation.

- h. Harrison Township currently has an assessment for open space preservation to provide funding for acquisition of open space land.
- i. The adopted Master Plan update provides for a residential conservation district that intends to restrict development in an area of the Township that has a higher percentage of wetlands and redirect it to the areas of the parcels that are better suited for development.
- j. The Township is considering participation in the State Plan Endorsement Process.
- k. Harrison Township has urged NJDOT to seriously address the congestion on three major State Roads through Harrison Township while at the same time consider the needs of the Community to retain its sense of place.
- l. Harrison Township has also urged the State to review the goals of COAH since it is believed that they are not consistent with the State Plan and Smart Growth.

2. Consistency with Goals and Objectives

The Township's Master Plan and current zoning are inconsistent in the Tomlin Station Road area with the State Planning Area PA-4. Specifically, zoning of C-55, planned commercial, is in conflict with PA-4. The Township has recommended a change from PA-4 to PA-3 for this area, which would make it consistent with the Township, as well as the adjacent area in Woolwich Township.

3. State Map Recommendations

- a. Sewer Service Areas should reflect the Township's August 2002 Water Management Plan.
- b. Walter Road Park Property should be shown as a Park Area.
- c. The Historic District, Richwood Academy, and the Richwood United Methodist Church should be shown as historic sites.
- d. The PA-4 area along to Harrison's western border with Woolwich Township should be changed to PA-3 to better reflect existing conditions, particularly along the Route 322 Corridor. In addition, the area does not have a concentration of prime agricultural soil types.
- e. Similarly, this area should remain PA-3 rather than changed to PA-4 as the Preliminary Plan proposes due to the lack of prime agricultural soils.
- f. This area has already been approved for a major subdivision and therefore should remain PA-3 rather than changed to PA-4 as the Preliminary Plan proposes.

C. Route 322 Bypass

On May 19, 2008 the Township Committee passed Resolution No. 103-2008 endorsing the recommendations of Pennoni Associates, Inc. relating to the proposed Route 322 Bypass project. The Resolution made the following observations:

- 1. Route 322 and State Highway Route 45 provide an important integral transportation corridor for the Township of Harrison, adjoining municipalities, and intra-state and interstate commerce.
- 2. In the last fifteen (15) years, the municipalities serviced by the Route 322 corridor beginning at the Commodore Barry Bridge and continuing through Monroe Township have experienced residential and commercial growth rates substantially in excess of those rates experienced throughout the United States.
- 3. The residential and commercial growth along the Route 322 corridor has caused and created traffic congestion, infrastructure degradation and decreased mobility issues which cannot be corrected by typical road widening and/or traffic signalization solutions.

4. The problems and concerns of the inadequacy of the Gloucester County portion of Route 322 were recognized by the DVRPC in the 1960's when the first study was commissioned to determine alternate routes around Harrison Township, specifically at the intersection of Route 322 and State Highway Route 45.
5. The intersection at Route 322 and State Highway Route 45 serves as a major transportation thoroughfare connecting the Township, County and State in Easterly/Westerly and Northerly/Southerly directions.

Pennoni Associates, Inc. determined that the alignment identified was clearly an alignment that had the least impact upon the residents of Harrison Township overall, including the least amount of residential property to be taken, as well as limited interference with the Historic District, and wetlands and endangered species.

Pennoni Associates, Inc. observed that the proposed bypass would provide many benefits to the Township of Harrison including, but not limited to, the creation of approximately one hundred (100) acres of open space for walking/nature paths; improved roadway alignments; reduced traffic volume by approximately 40%-50% on Main Street; and significantly reduced queues and wait-time at the traffic light located at U.S. Route 322 and State Highway Route 45.

Pennoni Associates Inc. unequivocally confirmed that the proposed bypass would significantly improve traffic mobility and intersectional safety throughout Harrison Township while providing a safer, pedestrian-friendly environment on Main Street that would rejuvenate and/or create economic opportunities for those businesses situated on Main Street.

D. Planned Village Center Development Overlay

In 2007 the Township adopted a Planned Village Center Overlay zone district to encourage flexibility of uses within a traditional neighborhood context or Planned Village Center permitting various land uses in a compact area in accordance with Smart Growth principles.

The Planned Village Center Overlay option is permitted within the following area only: Beginning at the point where Rt. 55 intersects with the municipal boundary with Mantua Township and proceeding northwesterly along the municipal boundary to Richwood-Barnsboro Rd. (County Rt. 609); southerly along Richwood Barnsbor Rd. to a point where the common boundary line of Block 3 Lot 1 and Block 3 Lot 4 intersects with Richwood-Barnsboro Rd.; southeasterly along said common boundary line to Williamson Lane; easterly along Williamson Lane and extending past Richwood Aura Rd. to the Rt. 55 right-of-way and northerly along Rt. 55 to the beginning point and is classified as a Planned Development as defined by the MLUL and be eligible for GDP approval under N.J.S.D. 40155D-45.1 through 45.8.

The planning principles, planning assumptions and goals and objectives of the Master Plan and development regulations need to be revised to explicitly recognize the fact that subject to the outcome of a forthcoming referendum, this year the Township Committee will be giving consideration to the issuance of liquor licenses to restaurants and as such it is important for the Planning Board to determine the appropriate locations within the community where such uses may be permitted and encouraged to exist and thrive.

6 PLENARY RETAIL CONSUMPTION LICENSES

The Township may soon be deciding on whether or not to issue liquor licenses to full service restaurants. At the present time no licenses have ever been issued to permit restaurants to serve liquor. The desire on the part of the Planning Board is to analyze where in the Township it would be appropriate to issue such licenses and under what circumstances.

Subject to the outcome of the November Ballet question, the authority to issue Plenary Retail Consumption Licenses pursuant to NJSA 33:1-12 rests with the Township Committee.

A Class C Plenary Retail Consumption License may be issued in the Township as long as the combined total number of such existing licenses in the Township is fewer than one for each 3,000 of its population as shown by the last then preceding Federal census. If a special census is completed, the results must be certified by the New Jersey Secretary of State to be used in qualifying the Township for a liquor license.

Generally speaking, restaurants or eating establishments within the Township are permitted by the existing zoning code in certain areas. At this time there are no definitions for this type of land use in Section 225-3 of the code, although "eating establishments" are permitted in the following zone districts:

1. C-1 Village Center District, uses by right in Section 225-16.B.(1)(r): "Restaurant, provided that no restaurant or similar use shall be conducted as a drive-in service establishment or refreshment stand (sometimes called snack bar, dairy bar, hamburger stand or hot dog stand), where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted".
2. VB Village Business District, uses by right in Section 225-16.1.C.(5): "Restaurant, other than drive-through, to include outdoor café".
3. C-2 General Commercial District, uses by right in Section 225-17.B.(5): "Eating establishments, including restaurants, lunch counters, delicatessens, tearooms, cafes, taverns, confectionery or similar establishments serving food or beverages which are consumed inside the establishment".
4. C-55 Flexible Planned Industrial – Commercial District, permitted uses in Section 225-18A.C.13: "Any use, as set forth in Ordinances regulating the P1 & C2 Zones" and Section 225-18A.C.20: "All uses permitted in the C-1 Village Center District".
5. C-4 Flexible Commercial District, permitted uses in Section 225-18.2.D.(1)(a): "Any use permitted in the C-1 Village Center District" and D.(1)(b): "Any use permitted in the C-2 General Commercial District". In addition, drive-through restaurants are a permitted conditional use in Section 225-18.2.D.(3)(a).
6. C-6 Flexible Planned Commercial District, permitted uses in Section 225-18.3.C.(13): "Eating establishments, including restaurants, lunch counters, delicatessens, tearooms, cafes, confectionery or similar establishments serving food or beverages which are consumed inside the establishment. Further provided that no restaurant or similar use shall be conducted as a drive-in service establishment or refreshment stand (sometimes called snack bar, dairy bar, hamburger stand or hot dog stand), where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted".
7. C-56 Flexible Planned Industrial – Commercial District, permitted uses in Section 225-18.4.C. (15): "All uses permitted in the C-1 Village Center District" and D. (17): "All uses permitted in the C-2 Zone with the exception of automobile sales, agencies and services and automobile repair shops. In addition, drive-through restaurants are a permitted conditioned use in Section 225-18.4D.(1).
8. Main Street District, permitted uses in Section 225-22.A.(6)(a) and (b): "No business shall be conducted as a drive-in establishment or refreshment stand where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted unless it complies with conditional use – outdoor restaurant" and "No business shall be permitted a drive-through lane or windows for the sale of food or drink to be taken off site by customers". In addition, Section 225-22.D.(2) permits, as a conditional use: "Outdoor seating for the consumption of food, provided said seating is operated in conjunction with an existing approved indoor restaurant under the same ownership and management and is situated outside of any public right-of-way, further providing all requirements of the Mullica Hill Historic District are observed and parking provided in accordance with applicable Township provisions either on site or on a contiguous parcel subject to a covenant running with the land reserving the parking area for the restaurant use".
9. Planned Village Center Overlay, permitted principal uses in Section D.3: "Business uses are permitted in Sec-

tions 225-16.B.(1) and 16.1.C. unless otherwise set forth herein".

This report evaluated appropriate locations for full service restaurants with liquor within the Township based on the following planning criteria.

- Sites should be located in a PA 2 or suburbanizing area pursuant to the New Jersey State Plan.
- Sites should be well served by existing or proposed regional transportation systems.
- Sites should have a minimal adverse impact on existing populations within Harrison Township.
- Sites should effectuate a maximum benefit to economic development and serve areas with a high potential for job growth.
- Sites should be located in existing or proposed sewer service areas.
- Sites should conform to the goals and objectives of the Master Plan.

Based on zoning currently in place, the Planned Village Center Overlay Zone district is the only area that meets all of these criteria. The PVC Overlay Zone has the potential to be a significant area within the Township for population and economic growth. As conceived, the zone district allows up to 1,200 new residential units and approximately 1 million to 1.2 million square feet of commercial development in a walkable, mixed use configuration. The zone district is within the PA-2 State Planning area with access to US Rte. 322 and Rte. 55. It is within the Richwood Sewer Service Area, yet its location will have minimal adverse impacts on Harrison's population centers. Full service restaurants with liquor consumption are consistent with and complimentary to the mixed use vision for the Planned Village Center Overlay Zone district. As such, full service restaurants with liquor consumption licenses will promote economic development in an area designated within the Master Plan to receive a substantial portion of Harrison's future job growth.

It is therefore, recommended that full service restaurants and eating establishments that have plenary retail consumption licenses only be permitted in the Planned Village Center Overlay zone district to promote the construction and use of these facilities in a planned setting where few restaurants and eating establishments are now located and to support the development of a compact planned village center area in accordance with smart growth principles. Outdoor seating should be included in the licensed area. Sidewalk cafes or outdoor seating areas should be permitted in conjunction with the issuance of a liquor license. In addition, it is recommended that the

Zoning Code be amended (see Appendix 1) to include definitions for restaurants and eating establishments and to explicitly identify where liquor consumption is permitted and prohibited. Package stores and banquet facilities should be a prohibited use in all zone districts.

Similarly, no other Zone Districts within Harrison Township meet all of the Planning criteria outlined above.

For that reason, full-service restaurants with liquor consumption licenses should not be permitted in any of the following zone districts: C-1 Village Center, VB Village Business, C-2 General Commercial, C-55 Flexible Planned Industrial, C-4 Flexible Commercial, C-6 Flexible Planned Commercial, C-56 Flexible Planned Industrial – Commercial and Main Street.

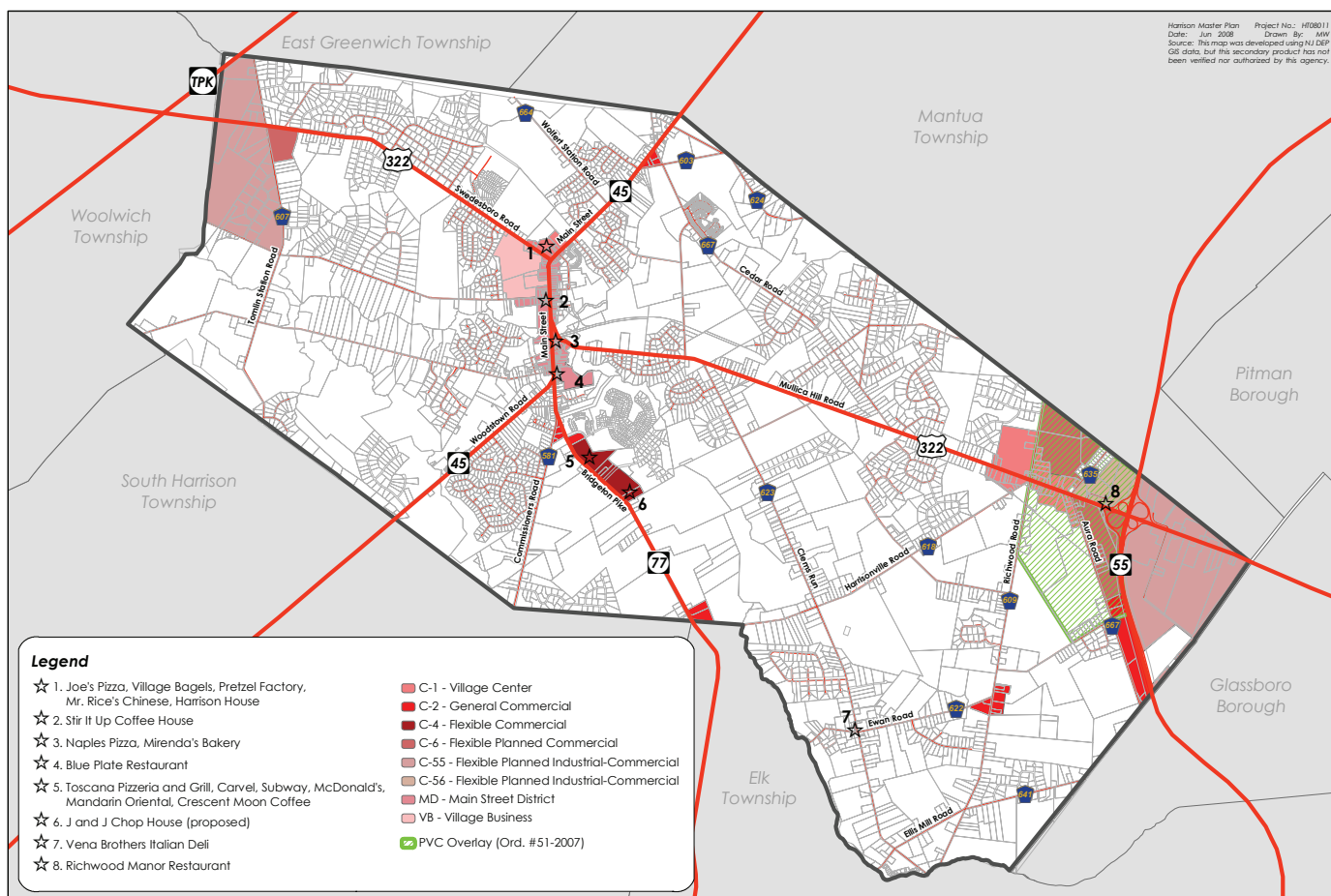
Figure 1 identifies and shows the locations of all existing and proposed restaurants or eating establishments in the Township and also the zone districts referenced above where they are permitted and conditional uses.

COMPLIANCE WITH THE GOALS AND OBJECTIVES OF THE MASTER PLAN

The recommendations to permit restaurants and eating establishments with liquor licenses in the Planned Village Center Overlay Zone District, the prohibition of such restaurants and eating establishments in other districts, and the prohibition of package stores from all districts conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.



Harrison Township
Gloucester County, New Jersey



Restaurant Locations and Zoning

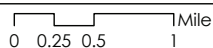


Figure 1

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- 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.



7 SITE ANALYSES

ECONOMIC DEVELOPMENT

The Township of Harrison desires to expand its non-residential tax base by increasing opportunities for employment growth and development. As such, the Township would like to not only support local businesses and their desire to service the existing and emerging residential population base but also to expand the local employment base to provide local jobs for residents and to help to stabilize the tax base of the Township. At this time, approximately 13.8% of the Township is zoned for non-residential development.

This Re-examination Report examines a number of sites that have the potential for increasing the opportunity for additional non-residential development. As such, these sites must support and be supported by existing Master Plan goals and objectives, reliable population to jobs ratios and shopping center guidelines.

The sites that have been analyzed are located on Figure 2 and discussed in detail on the following pages.

Township Master Plan

The Township Master Plan promotes economic development through stated goals and objectives in all existing zoning districts that allow industrial and commercial development to take place. The Harrison Township Master Plan was adopted in 1999 and the accompanying Land Use Plan element was adopted in 2000. Under the goals and objectives there is a provision for Commercial Development Objectives which states in part that the "commercial and community needs of each village center and its surrounding residential areas shall be provided in a Village Center". In order to achieve this goal the Master Plan suggests that planning should "assure convenience by providing commercial areas of adequate size in relation to the population and their needs". As well the Master Plan suggests planning should "promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers; and

promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers".

Re-examinations of the Master Plan were conducted in 2004, with an amendment in 2006. In both re-examination reports it is noted that the goal and objective to "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" remains outstanding. The re-examination reports also created the following applicable general policy statement as the basis for a new master plan: "Diversifying the economic composition of the Township are priorities through increased commercial development".

The re-examination reports also recommended "considering re-zoning select parcels to create more opportunities for commercial and professional office development. It is also recommended that areas along major corridors be considered for rezoning to commercial classifications".

The 2006 Master Plan Re-examination states that although areas of the Township have been designated for industrial use, the Township remains interested in providing for commercial development to provide for both employment opportunities and to serve the daily needs of residents. The Re-examination Report went on to state that "[T]here is an expected 30% increase in employment within the Township between 2000 and 2025, however, there remain few employment opportunities within the Township for residents."

Population to Jobs Ratio

According to the Delaware Valley Regional Planning Commission (DVRPC), Harrison Township's employment base has increased from 1,247 in 1990 to an estimated 2,788 in the year 2005 with a projected total of 3,279 by the year 2010. The Township's employment total is expected to increase from 2,788 in 2005 to 5,532 by the year 2035 for an increase of 102% over that 30 year time frame.

Harrison Township has a stable economic base but it is not very job intensive at this time. In the year 2000, Harrison had a 3.8 population to 1 job ratio, which means that there were 3.8 residents for every job in the Township. In comparison to Gloucester County and the other adjacent municipalities, Harrison is generally a less intense employment based community with a somewhat higher population to jobs ratio.

Existing Population to Jobs Ratio

Area	2000 Population	2000 Employment	Population to Jobs Ratio
East Greenwich	5,430	1,408	3.9 to 1
Woolwich	3,030	907	3.3 to 1
South Harrison	2,415	384	6.3 to 1
Elk	3,615	676	5.3 to 1
Glassboro	18,970	8,045	2.4 to 1
Mantua	14,217	6,701	2.1 to 1
Harrison	8,785	2,285	3.8 to 1
Gloucester County	230,082	99,467	2.3 to 1
Adjacent Municipalities	47,677	18,121	2.6 to 1
Adjacent Municipalities w/ Harrison	56,462	20,406	2.8 to 1

Source: DVRPC

Projected Population to Jobs Ratio

Area	2035 Population	2035 Employment	Population to Jobs Ratio
East Greenwich	8,561	2,177	3.9 to 1
Woolwich	22,619	4,852	4.7 to 1
South Harrison	4,432	849	5.2 to 1
Elk	7,259	1,604	4.5 to 1
Glassboro	25,983	9,926	2.6 to 1
Mantua	22,806	11,683	2.0 to 1
Harrison	20,433	5,532	3.7 to 1
Gloucester County	369,374	145,895	2.5 to 1
Adjacent Municipalities	91,660	31,091	2.9 to 1
Adjacent Municipalities w/ Harrison	112,093	36,623	3.1 to 1

Source: DVRPC

Commercial Development

The construction of new shopping centers contributes to the economic vitality of the Township and as such to the expansion of the tax base while providing needed services in close proximity to Township residents and workers.

Planning for the construction of shopping centers has already taken place along North Main Street just outside of Mullica Hill and along Route 77 south of the municipal building. For years there have been concept plans discussed for a large mixed use development in the Richwood area. Problems with traffic and the availability of public sewer has held up development.

The Township seeks to rezone some appropriate properties for community and neighborhood centers that are consistent with Urban Land Institute (ULI) Guidelines.

Site 1 and Site 8 (Block 20, Lot 1) are appropriate for the development of a retail complex. Office development and/or office zoning can be placed in a variety of locations within a community but retail should be situated along major roadways that provide convenient accessibility and high visibility.

In order for a retail complex to best serve as a corner shopping center, certain commonly accepted and recognized parameters need to be addressed. These include:

1. Site location
2. Efficient site shape, size, and topography
3. Site accessibility
4. Sales potential

These sites satisfy parameters in the following ways:

1. Retail centers should typically be located at the intersection of major roadways and the site should be relatively easy and safe to enter and exit. The proposed Site 1 is located at the corner of two (2) major thoroughfares – Route 322 and Tomlin Station Road. Site 8 has frontage on Harrisonville Road and Richwood Road. Necessary roadway and intersection improvements will be made by the developer to ensure safety for all customers, employees, the general public, and delivery vehicles.
2. The Urban Land Institute (ULI) maintains that shopping center sites “should generally be regular in shape and should be all in one piece, undivided by highways or dedicated streets.” The proposed sites are highly visible and have a shape that is easy to develop for shopping centers.

The ULI and National Research Bureau, International Conference of Shopping Centers (ICSC) would classify the proposed shopping center as a “Neighborhood Center.” Neighborhood center sites are generally three to ten acres in size, accommodate 30,000 – 100,000 square feet, normally serve a trade area population of between 2,500 to 40,000 people within a five to ten minute drive, and include one or two anchor stores.

A supermarket located in a neighborhood center is usually at least 50,000 square feet in size and generally services a population in the middle range outlined above.

Proposed Site 1 contains 29.17 acres and Site 8 contains 43.07 acres. All of the sites can be developed with one or more major “anchor” stores. The sites will also have direct and indirect vehicular roadway linkages to office and residential users.

The topography of the sites are relatively flat and drainage will be accommodated as per existing site improvements.

3. Shopping center sites should generally be accessible from major thoroughfares at median breaks and located along at-grade intersections.

The proposed shopping centers in combination with existing centers along Route 77 will form a series of strong and integrated community shopping centers that will consolidate area retail strength and should discourage the further disjointed linear spread and sprawl of commercial uses beyond these locations.

4. Residential areas in Harrison and surrounding municipalities are in close proximity to the proposed sites. The largest proposed store will serve a primary trade area extending about eight minutes driving time from the site. The smaller community-related stores (shopping goods stores offering department store-type merchandise) will serve a trade area reachable in about 25 minutes driving time.

Sites should generally be in proximity to large areas of residentially zoned land but avoid being located immediately adjacent because of disruptive influences like truck traffic, noise, and lighting.

While we believe shopping center rezonings would be appropriate at this time we would also suggest a site plan be developed that considers the surrounding areas. By way of example, we would suggest a concept plan could be augmented and refined during subsequent site plan application to accomplish the following:

1. Minimize the use of automobiles by encouraging pedestrian interconnections and bike access and expanding the use of public transportation through provisions to connect to adjoining parcels.

2. Develop a signage, lighting, and landscaping theme for each shopping center. Increase the quantity of trees, which results in added shade, improved site aesthetics, and enhanced marketplace identity.
3. Provide site amenities such as covered walkways along retail facades, sitting area, plazas, and landscaped open space.
4. Create common architectural guidelines for the site to address design, height, materials, colors, etc. Rear facades would be of a finished quality and would be of color and materials that blend with surrounding buildings.
5. Provisions addressing the screening of loading and unloading areas should be provided.
6. Minimize driveway dimensions and parking space standards to create more open land for landscaping buffers. The Planning Board could consider landbank parking lot spaces by using the ULI Shared Parking Analysis model and reduce some stall sizes for employees and compact cars. Up to 20% of the parking lot spaces might be landbanked using the ULI model.
7. Screen roof mounted mechanical units from view with a parapet wall, mansard roof, or other acceptable architectural extension.

Once the sites are rezoned the developer should cooperate with the Township on refinements to site design in order to accomplish and set the tone for future development and redevelopment of adjacent properties in those aspects listed above. Such refinements will benefit both the Township and the developer because it would allow joint access between parcels and reduce setbacks along common property lines, providing for increased site design flexibility and may even result in extended vesting for the development.

The planning principles, planning assumptions and goals and objectives of the Master Plan and development regulations need to be revised to explicitly recognize the fact that this year the Township Committee will be giving consideration to the issuance of liquor license to restaurants and as such it is important for the Planning Board to determine the approximate locations within the community where such uses are permitted and encouraged to exist and thrive.

The Township Committee also desires to have the Planning Board consider making rezoning recommendations that are guided by the following principles:

1. Provide jobs and strengthen the tax base.
2. Preserve open space and require developers to provide open space for new buildings.
3. Encourage the re-use or reconstruction of existing residential and non-residential structures that have been vacated.
4. Encourage the promotion of new jobs wherever possible.
5. Enhance community appearance and the visual environment by encouraging good design for new and rehabilitated buildings, through the proper planning of streets and landscaping of public and private property and through the use of design review where neighborhoods or business areas are being revitalized.
6. Maximize safety of traffic access and egress.
7. Maximize safety of pedestrian and vehicular traffic.
8. The accomplishment of a site layout and overall appearance of all buildings so that there will be no adverse effect upon the desirability of adjacent zoning districts by impairing their established character.

The Board believes the proposed rezoned sites in the re-examination report in combination with future site plan submissions will satisfy all of these principles. In addition to the consideration of liquor licenses and rezoning to promote economic development, the Board recommends further study with regard to off-street parking standards (See Appendix 1), stormwater management basin fencing, the parking of boats and/or RVs on residential properties, screening concerns about car washes and amendments to the landscape buffer ordinance to require buffer between non-compatible land uses.

General Guidelines for a Primary Trade Area

Type of Center	Usual Minimum Site Area (Acres)	Minimum Population Support Required	Radius	Driving Time
Super Regional	15-100	300,000 or more	12 miles	30 minutes
Regional	10-60	150,000 or more	8 miles	20 minutes
Community	10-30	40,000-150,000	3-5 miles	10-20 minutes
Neighborhood	3-10	2,500-40,000	1.5 miles	5-10 minutes

Source: *Dollars & Cents of Shopping Centers; 1997* (Washington, DC: ULI - Urban Land Institute, 1997).

Typical Shopping Center Anchors

Convenience	Neighborhood	Community	Regional/ Super Regional
Mini-mart	Supermarket	Junior department store	Full-line department store
Restaurant	Drug store	Discount supermarket	Fashion department store
Beauty parlor	Discount department store	Supermarket	Megaplex
Dry cleaners	Restaurant	Off-price superstores	Entertainment center
Fast food service	Furniture store	Variety store	Food court
Medical & dental office	Hardware store	Family wear store	Large-format specialty store
	Automotive store	Furniture store	Large-format off-price store
	Liquor/wine store	Sporting goods store	
	Videotape rental store	Drug store	
	Bank	Office supply store	
		Cinema	

Source: *Dollars & Cents of Shopping Centers; 1997* (Washington, DC: ULI - Urban Land Institute, 1997).

SITE 1

The site in question is located at the southeast corner of Swedesboro Road (US 322) and Tomlin Station Road (CR 607). The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
49	1	22.44	C-6	C-6
49	1.06	2.17	R-1	C-6
49	1.07	2.24	R-1	C-6
49	1.08	2.32	R-1	C-6
46	3	6.64	C-55	C-6
46	3.01	6.10	C-55	C-6
46	3.02	6.63	C-55	C-6
46	3.03	8.59	C-55	C-6
46	3.04	6.00	C-55	C-6

See map on page 29 for the location of Site 1.

Existing Conditions

The site in question is located in a rural but suburbanizing section of the Township. Block 49, Lot 1 is active farmland. Lots 1.06, 1.07 and 1.08 contain single-family dwellings. To the south, east and north are newer single-family dwellings. To the west is active farmland. To the southwest is the proposed Tomlin Station Commerce Center. To the northwest are a professional office building, a veterinary hospital and a child care center. The Site area west of Route 607 is primarily open farmland and wooded areas. Timberlane Service Inc. is located on Block 46, lot 3.

The purpose of C-6, Flexible Planned Commercial District is to provide opportunities for efficient and coordinated commercial development within planned developments suitable for location near existing residential area which should benefit from close proximity to major roadway networks.

The bulk requirements of the C-6 zone are as follows:

- Minimum tract area 10 acres
- Minimum tract setback 50 feet
- Minimum lot size 3 acres*
- Minimum lot frontage 150 feet
- Minimum lot width 110 feet
- Minimum front yard setback 75 feet
- Minimum side yard setback 25 feet
- Minimum rear yard setback 50 feet
- Maximum building coverage 50%
- Maximum impervious coverage 75%
- Maximum building height 50 feet

* 25% of the lots may have a lot area of not less than 2 acres, provided an average lot area of 3 acres is maintained over the entirety of the tract being developed.

The purpose of the R-1, Residential District is to encourage residential development in harmony with the land use needs created by the social and economic pressures



Existing on-site farmland and single-family dwelling

of the local area, region and nation; along with the need to preserve prime agricultural lands, the need to respond to the housing and community services needs of an expanding urban region, the need to provide for the facilities that offer employment opportunities, the need to protect the physical environment and the need to provide for a system of circulation and supporting facilities and systems normally constituting a community.

Proposed Zoning

It is recommended that a modified C-6 commercial zone be created for all of these lots. The zone would be amended only after careful examination of permitted uses, new design standards and providing for adequate natural buffers. A proposed roadway linkage between the Tomlin Station development and the C-6 site west of Route 607 is supported and will be studied in detail.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives. The goals and objectives that specifically apply are as follows:



Existing intersection at Swedesboro Road and Tomlin Station Road with Delaware Valley Veterinary Hospital (top); New residential subdivision along Swedesboro Road (bottom)



Active farmland to the west of the site across Tomlin Station Road (top); Future site of the Tomlin Station Commerce Center on Tomlin Station Road (bottom)

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediated vicinity of the limited access highway interchanges as part of planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.

- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Provide for neighborhood shopping and cultural facilities so located as to serve residential areas without disrupting their character and quality.
- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers with complement adjacent residential areas through the use of landscaping and buffers.

- 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.
- Promote the development of clean industrial uses, office-warehouse uses and commercial service uses in locations which have good regional roadway service and which will not adversely affect existing or proposed residential development.
- Provide adequate land areas, safe from the intrusion of residential development and to provide for the development of these uses over time.
- Encourage attractiveness for these facilities by adopting design standards that promote good site design and minimize visual impacts by the use of landscaping and by the use of setback requirements to locate parking and warehousing activities out of sight of motoring public.



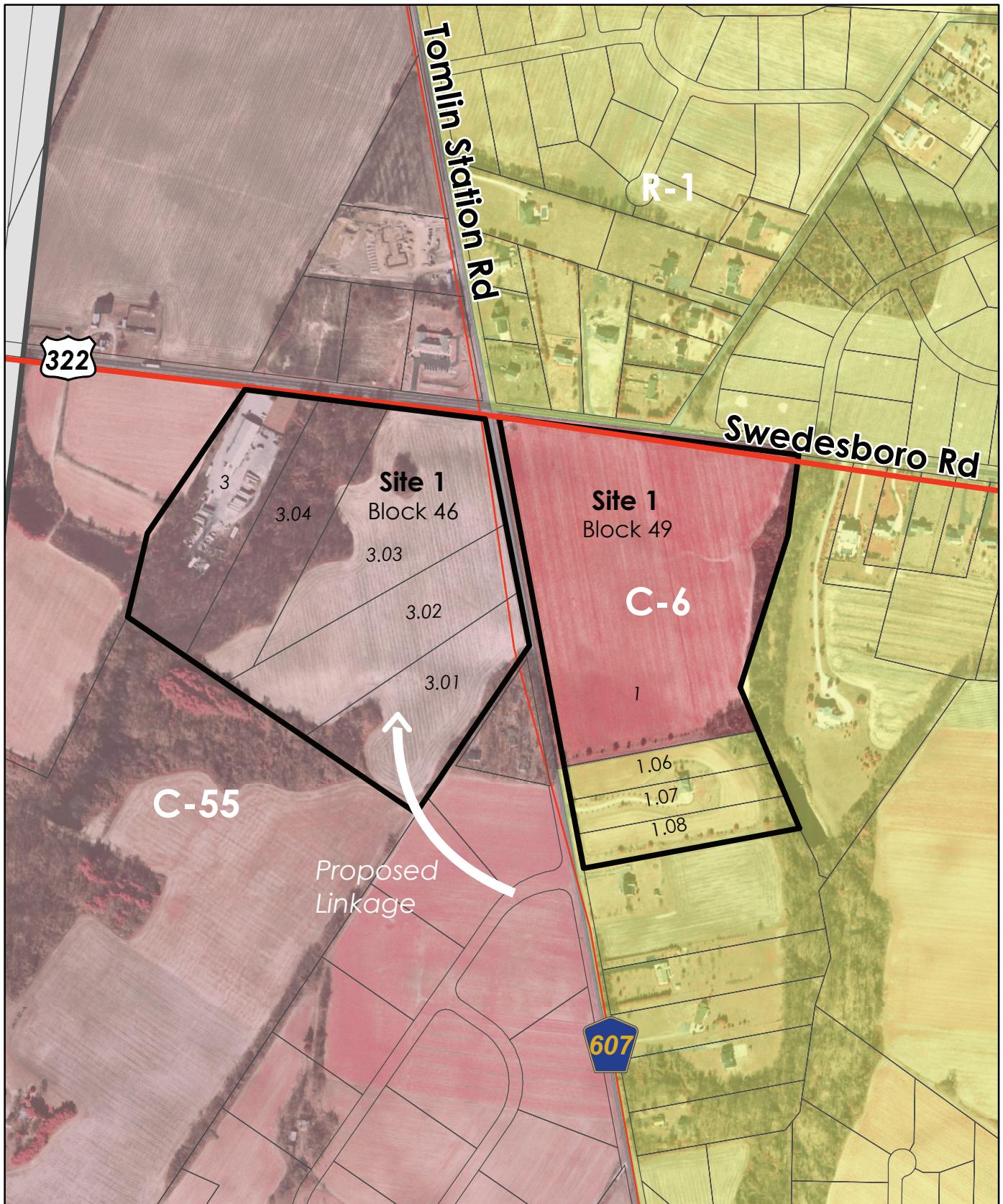
- Outdoor seating along with attractive site features create an inviting community gathering space.
- The integration of open space into a planned commercial development provides recreational opportunities for Township residents and increases foot traffic.

Development Considerations

The Township shall require development in the new commercial zone to reflect the following design images:



- Horizontal and vertical façade variations and high quality building materials reduce the scale of large building footprints and create a more desirable shopping environment.
- Thorough parking lot landscaping helps to control the microclimate and minimize the urban heat island effect.



Zoning Change Site 1

Harrison Township
Gloucester County, NJ



0 200 400 800 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 2

The site in question is located at the northeast corner of Swedesboro Road (US 322) and Tomlin Station Road (CR 607). The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
45.01	5	1.00	R-1	PO
45.01	5.01	1.82	R-1	PO
45.01	5.02	1.06	R-1	R-1
45.01	5.03	3.00	R-1	R-1
45.01	5.04	1.00	R-1	R-1
45.01	5.05	1.07	R-1	R-1
45.01	5.06	1.00	R-1	R-1
45.01	5.07	1.00	R-1	PO
45.01	5.08	1.00	R-1	PO
45.01	5.09	1.80	R-1	PO
45.01	5.10	2.00	R-1	R-1

See map on the following page for the location of Site 2.

Existing Conditions

On the northeast corner of Route 322 and Tomlin Station Road are eight (8) lots that are located between Tomlin Station Road and Union Road. The lots are currently zoned R-1 Residential-Agricultural and all contain single-family dwellings, except for one which contains a professional office building. The R-1 zone permits single-family detached houses as well as non-residential uses like animal hospitals, kennels, riding stables, and home industry or professional offices.

The purpose of the R-1 is to encourage residential development in harmony with the land use needs created by the social and economic pressures of the local area, region, and nation, to wit: the need to preserve prime agricultural lands; the need to preserve prime agricultural lands; the need to respond to the housing and community service needs of an expanding urban region; the need to provide for the facilities that offer employment opportunity; the need to protect the physical environment; and, the need to provide for a system of circulation and supporting facilities and systems normally constituting a community.

Proposed Zoning

Only a portion of the site should be rezoned PO, Professional Office Overlay. Lot 5 and 5.08 are located directly opposite and existing day care center and office building while a use variance was recently approved for Lot 5.07 for a Yoga studio. Lot 5.09 faces and has access to Route 322 and an office use is located on Lot 5.01. The Professional Office Overlay District is designed to provide for limited office uses in designated portions of residential districts in the Township of Harrison, which, by virtue of their location with regard to existing infrastructure such as transportation facilities, other businesses, public services,



Single-family dwellings along Tomlin Station Road

commercial uses in general, and in particular residential uses, and is intended to provide a logical transition in land use that is not incompatible with residential uses. Administrative, executive or professional organizations, manufacturer's representatives, administrative and clerical operations of government, industrial or commercial



Professional office building along Swedesboro Road (top); Single-family dwelling along Union Road (middle); Child care center across Tomlin Station Road (bottom)

organizations, or any combination of those are provided for. The zone is designed to prohibit traffic hazards, noise,



Incomplete subdivision located to the north of Site 2

trucking, and uses not compatible with residential use. Off-street parking located in the rear yard will be encouraged as will the adaptive re-use of existing structures. No retail uses will be permitted.

The bulk requirements for the PO zone are as follows:

- Minimum lot area: 1 acre
- Minimum lot frontage: 125 ft
- Minimum front yard depth: 35 ft
- Minimum side yard width: 20 ft
- Minimum rear yard depth: 50 ft
- Maximum building coverage: 25%
- Maximum impervious coverage: 60%
- Maximum building height: 35 ft

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.

Objectives

- 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.
- Promote the development of clean industrial uses, office-warehouse uses, and commercial service uses in

locations which have good regional roadway service and which will not adversely affect existing or proposed residential development.

- Encourage attractiveness for these facilities by adopting design standards that promote good site design and minimize visual impacts by the use of landscaping and by the use of setback requirements to locate parking and warehousing activities out of sight of motoring public.

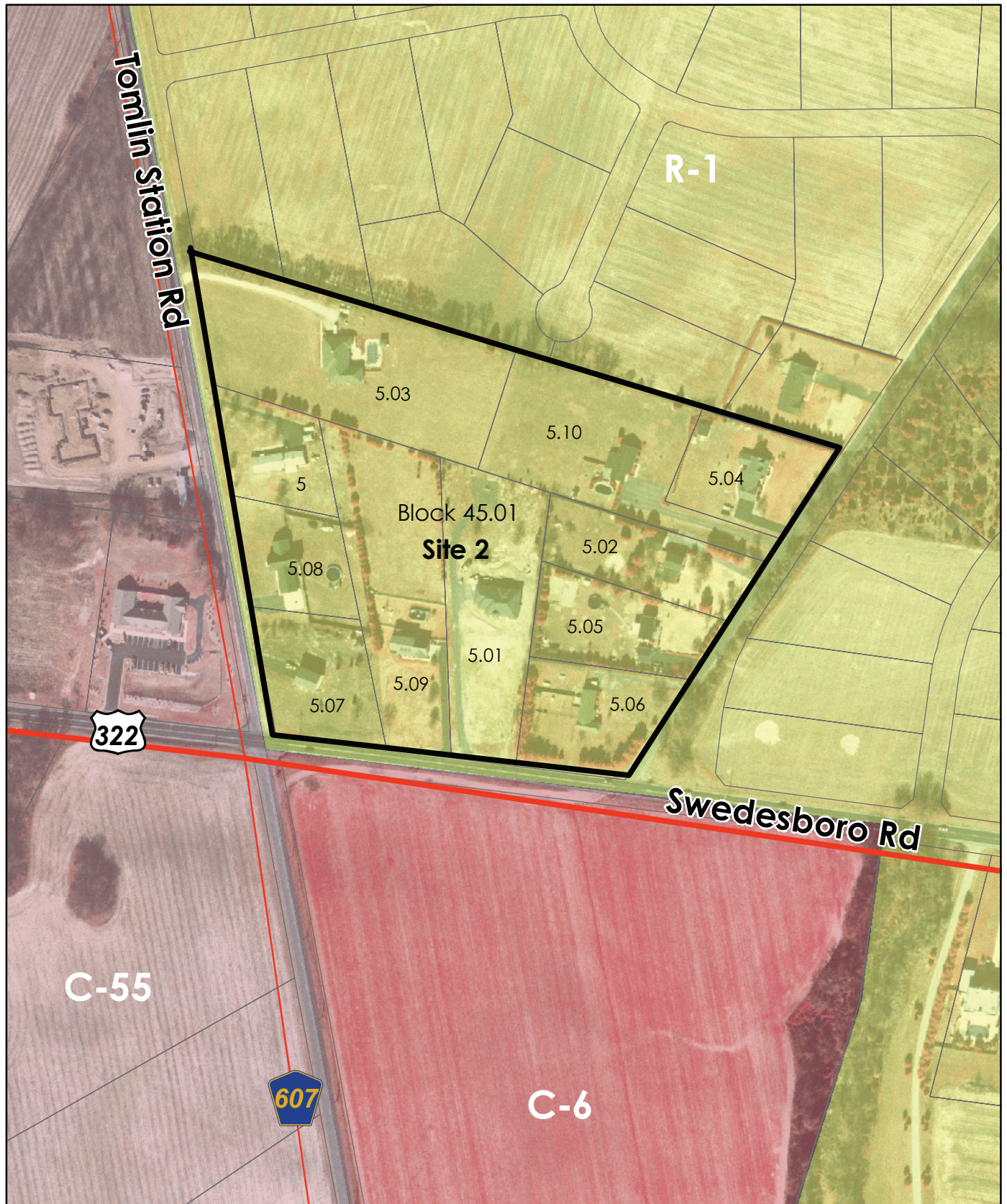
Development Considerations

The Township shall require development in the PO zone to reflect the following design images:



- Exterior renovations and landscaping for a conversion from house to professional office use maintain the character and scale of the neighborhood.
- Well-scaled signage allows a professional office housed within a former home to fit within the character of a larger residential community.

- Parking lots, potentially shared with adjacent buildings, should be tucked behind buildings when possible. When adjacent to the street, lots should be screened with landscape and/or low walls.
- Where existing buildings are not suitable or available for conversion, new professional offices may be appropriate. New buildings should be designed to fit in with the massing and style of adjacent buildings.



Zoning Change Site 2

Harrison Township
Gloucester County, NJ

 GROUPmelvinDESIGN

0 100 200 400 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 3

The site is bounded by Mantua Township to the north and Cedar Road to the west with frontage along Pitman-Jefferson Road (CR 624) and North Main Street (NJ 45). The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
41	1	0.43	PO	C-1
41	1.01	0.72	PO	C-1
41	2	0.96	PO	C-1
41	2.01	0.77	PO	C-1
41	3	0.27	PO	C-1
41	4	0.22	PO	C-1
41	5.01	0.43	PO	C-1
41	6	1.00	PO	C-1
41	7	1.16	PO	C-1
41.01	1	8.89	PO	PO
43	7	0.43	PO	PO
43	7.01	0.72	PO	PO
43	8	1.36	PO	PO
43	9	0.54	PO	PO
43	10	0.14	PO	PO
43	13	0.34	PO	PO
43	14	0.16	PO	PO
43	15	0.12	PO	PO
43	16	0.27	PO	PO
43	17	1.23	PO	PO
43	17.01	0.65	PO	PO
43	17.02	0.53	PO	PO
43	17.03	0.56	PO	PO
43	18	0.44	PO	PO
43.01	1	0.47	PO	PO
43.01	1.01	1.36	PO	PO
43.01	1.02	0.62	PO	PO
43.01	2	0.42	PO	PO
43.01	3	0.64	PO	PO
43.01	4	0.46	PO	PO
43.01	5	0.17	PO	PO
43.01	6	0.26	PO	PO

See map on page 37 for the location of Site 3.

Existing Conditions

The site is zoned PO, Professional Office. Land uses north of Route 45 are located on Blocks 43 and 43.01, and are primarily single-family dwellings. Exceptions include Block 43.01 that includes two multi-family dwellings on lots 3 and 6 and an office on lot 4. Land uses south of Route 45 are



Uses with frontage along Route 45 include businesses (top), residences (middle) and vacant structures (bottom)

located on Blocks 41 and 41.01. Block 41 contains mostly single-family dwellings. Exceptions include a professional office on lot 1.01, a vacancy on lot 2.01, and a pre-school on lot 7. Lot 41.01 is used for active farming, with a single-family dwelling on the site.



Active farmland on Jefferson Road (top), Single-family dwelling on Wingate Road (bottom)

The purpose of the PO, Professional Office District is to provide for limited office uses in designated portions of residential districts in the Township of Harrison, which, by virtue of their location with regard to existing infrastructure such as transportation facilities, other businesses, public services, commercial uses in general, and in particular residential uses, and is intended to provide a logical transition in land use that is not incompatible with residential uses. Administrative, executive or professional organizations, manufacturer's representatives, administrative and clerical operations of government, industrial or commercial organizations, or any combination of those are provided for. The zone is designed to prohibit traffic hazards, noise trucking, and uses not compatible with residential use.

Proposed Zoning

On July 5, 2007 the Mantua Township Zoning Board of Adjustment approved an application of BET Investments, Inc. for a Use Variance and bulk variances to construct a planned commercial development not to exceed 119,800 square feet. Use Variance approval was necessary because the site is located within the AR-Agriculture Residential and PC-Planned Commercial Zoning Districts

in adjacent Mantua Township.

BET Investments, Inc. had prepared a concept plan that proposed a shopping center on Block 273, lot 25 in Mantua Township and Block 41.01, lot 1 in Harrison Township. The shopping center was to consist of a 68,278 square foot supermarket with an adjoining 40,000 square foot retail center. A 5,016 square foot retail pad site and 6,355 square foot restaurant were also proposed within Mantua Township. A 30,000 square foot two (2) story office building, an 8,000 square foot two (2) story office building and 2,800 square foot bank were proposed within Harrison Township. The proposed stormwater management area was also proposed within Harrison Township.

BET Investments, Inc. has since requested Harrison Township to rezone their site from PO, Professional Office to C-2, General Commercial District which would result in a revised site plan for both the Mantua and Harrison sites. The Harrison portion of the shopping center would now contain a 14,820 square foot pharmacy, a 40,500 square foot retail component and a 11,250 square foot office building. The proposed stormwater management area would then be located entirely within Mantua Township. The new BET plan associated with the rezoning request will result in the construction of 25,270 square feet more in the Township when compared to the Use Variance concept plan.

The bulk requirements of the C-2 zone are as follows:

- Minimum lot size: 20,500 SF
- Minimum lot width: 100 ft
- Minimum front yard setback: 40 ft
- Minimum side yard setback: 8 ft
- Minimum side yard aggregate: 20 ft
- Minimum rear yard: 20 ft
- Maximum impervious coverage: 50%*
- Maximum building height: 35 ft

* Maximum inside lot, 40% for corner lot for all uses, except 30% maximum for gasoline service stations

It is recommended that the BET site not be rezoned from PO to C-2 and the area between Jefferson Road and cedar Road - east of North Main Street - be rezoned from PO to C-1. PO uses in combination with the Mantua Shopping Center approved is acceptable and reasonable. The rest of the study area should remain PO, Professional Office. It is recommended that the proposed zoning is appropriate in scale to roadway and community characteristics of this area of Harrison Township.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- 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.
- Promote the development of clean industrial uses, office-warehouse uses, and commercial service uses in locations which have good regional roadway service and which will not adversely affect existing or proposed residential development.



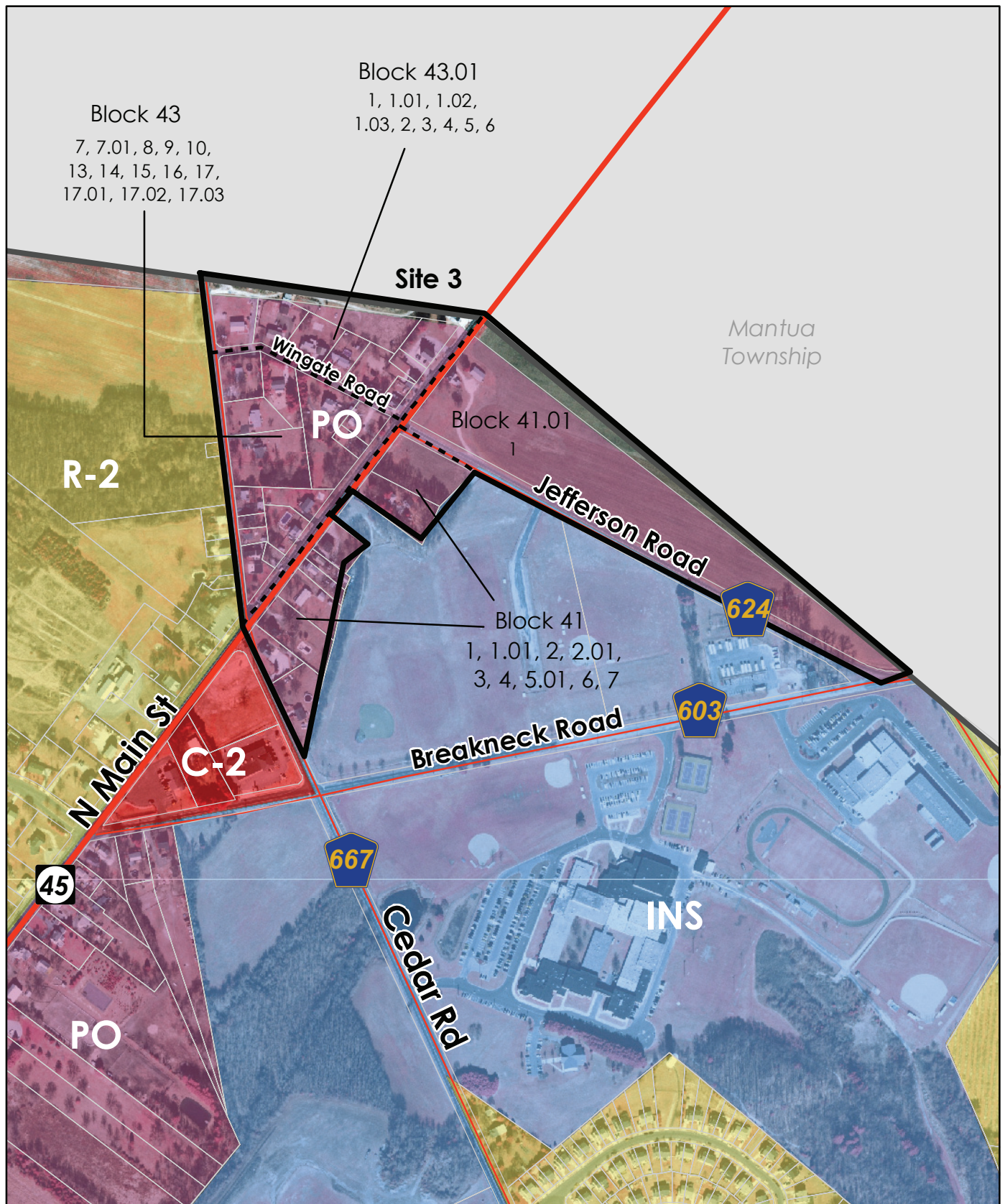
- Attractive site features such as gazebos create outdoor gathering spaces for users.
- Office spaces make for an attractive adaptive re-use of residential buildings.

Development Considerations

The Township shall require development in the C-1 and PO zones to reflect the following design images:



- Facade treatments can help mask non-leasable floor area such as outdoor staircases and provide protection in extreme weather.
- Drive-thru structures are able to fit into a residential design motif.



Zoning Change Site 3

Harrison Township
Gloucester County, NJ



GROUPmelvinDESIGN

0 200 400 800 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 4

The site in question is located at the southeast corner of North Main Street (NJ 45) and Breakneck Road (CR 603). The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
39	5.01	0.57	PO	C-1
39	6	0.44	PO	C-1
39	6.01	0.95	PO	C-1
39	7	0.29	PO	C-1
39	8	0.47	PO	C-1
39	8.01	0.42	PO	C-1
39	9	1.08	PO	C-1
39	9.01	1.35	PO	C-1
39	10	0.49	PO	C-1

See map on page 41 for the location of Site 4.

Existing Conditions

To the south of the site sit several single-family dwellings fronting on North Main Street, as well as a single-family dwelling subdivision off of David Drive. A convenience store sits across the street from the site at the corner of Breakneck Rd. and North Main St.

Lot 8 appears to have been used for commercial purposes, but the structure on the site is now vacant and in disrepair. Lot 6.01 contains a single-family dwelling with a detached garage used for what appears to be farming purposes. The lot backs onto an active farm, beyond view of the street.

The purpose of the PO, Professional Office District is to provide for limited office uses in designated portions of residential districts in the Township of Harrison, which, by virtue of their location with regard to existing infrastructure such as transportation facilities, other businesses, public services, commercial uses in general, and in particular residential uses, and is intended to provide a logical transition in land use that is not incompatible with residential uses. Administrative, executive or professional organizations, manufacturer's representatives, administrative and clerical operations of government, industrial or commercial organizations, or any combination of those are provided for. The zone is designed to prohibit traffic hazards, noise, trucking, and uses not compatible with residential use.



Single-family dwellings along Main Street (top and middle); Accessory storage uses along Main Street (bottom)



Vacant structure at the intersection of Main Street and Breakneck Road (top); Commercial use located across Breakneck Road from Site 4 (bottom)

Proposed Zoning

New commercial development and redevelopment opportunities will exist along Route 45 in part as a result of increased traffic growth on this important highway. Construction of the proposed Colonial Bank at the corner of Cedar Road and Route 45 will occupy the last remaining vacant lot in the existing C-2, General Commercial District. A new traffic signal is proposed for the Route 45/Breakneck Road intersection. The lots in Site 4 are currently zoned PO, Professional Office District and to date no office development has taken place. Parking should be located in the rear yard as much as possible. It is recommended that this area be rezoned C-1.

The bulk requirements of the C-1 zone are as follows:

- Minimum lot size: 20,500 SF
- Minimum lot width: 100 ft
- Minimum front yard setback: 40 ft
- Minimum side yard setback: 8 ft
- Minimum side yard aggregate: 20 ft
- Minimum rear yard: 20 ft
- Maximum impervious coverage: 50%*
- Maximum building height: 35 ft

* Maximum inside lot, 40% for corner lot for all uses, except 30% maximum for gasoline service stations

The C-1 zone will permit an attractive redevelopment of this site to provide services for nearby residents and the traveling public. The overall site appearance will be upgraded and adequate buffers will be put into place.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.

- 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.



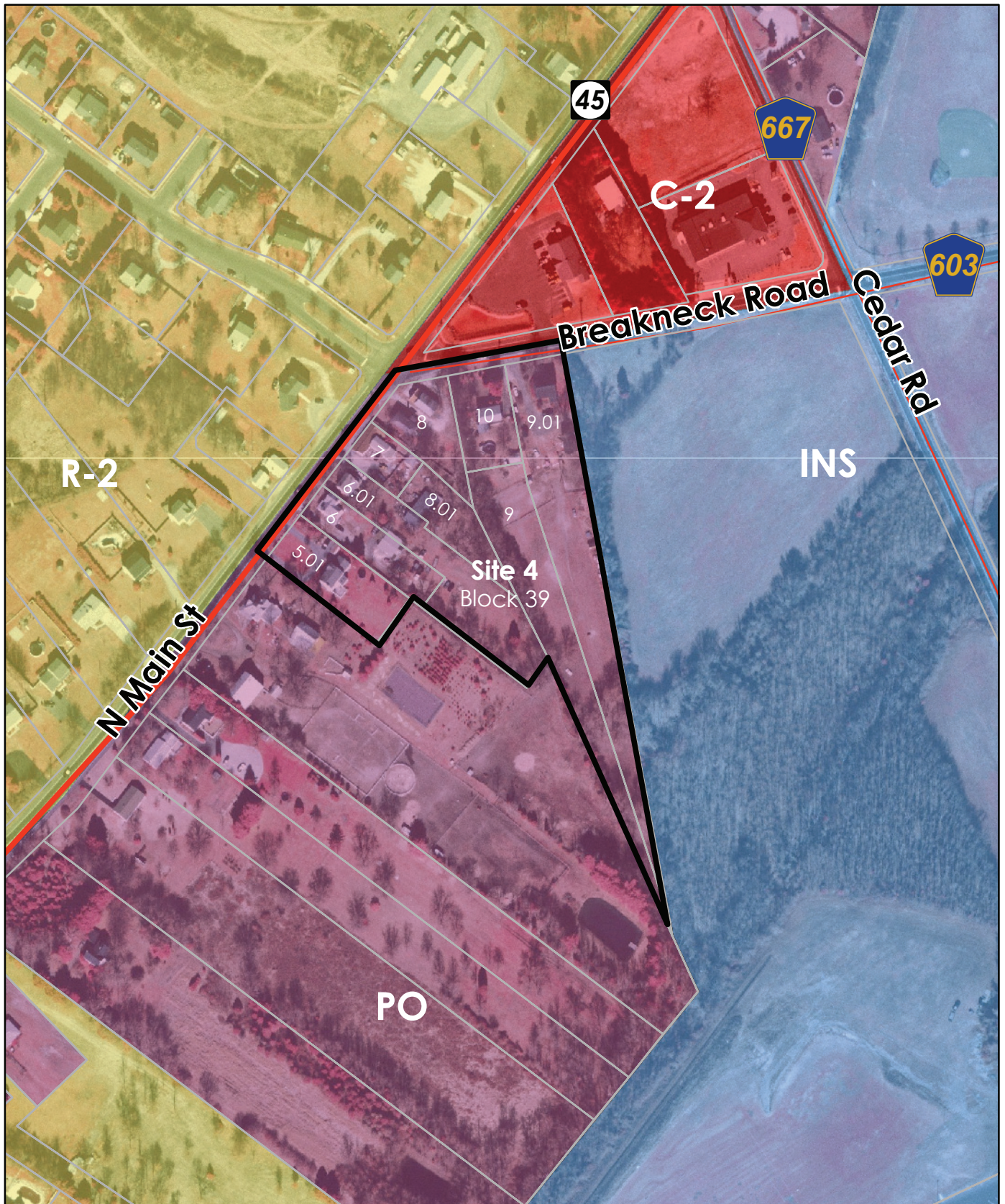
- The use of vernacular architecture and building materials can help a building better fit into its surroundings.
- In lieu of stand-alone retail, lots may be combined to create opportunities for buildings with more than one tenant.

Development Considerations

The Township shall require development in the C-1 zone to reflect the following design images:



- Outdoor seating makes a restaurant or café a destination and creates opportunity for increased community by inviting customers to linger and interact.
- A variety of landscaping can help to green front yard parking during all seasons.



Zoning Change Site 4

Harrison Township
Gloucester County, NJ



GROUPmelvinDESIGN

0 100 200 400 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 5

The site in question is bounded by Woodstown Road (NJ 45), Main Street (NJ 77) and Spicer Street. The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
70	1	0.19	MD	MD
70	2	0.50	MD	MD
70	2.01	0.28	R-2	MD
70	2.02	0.25	R-2	MD
70	2.03	0.20	MD	MD
70	3	0.16	R-2	MD
70	4	0.13	R-2	MD
70	5	0.80	R-2	MD
70	6	0.70	R-2	MD
70	6.01	0.46	R-2	MD
70	7	0.43	R-2	MD
70	8	0.44	R-2	MD
70	9	0.03	R-2	MD
70	10	0.30	R-2	R-2
70	11	0.30	R-2	R-2
70	11.01	0.30	R-2	R-2
70	11.02	0.44	R-2	R-2
70	11.03	0.55	R-2	R-2
70	11.04	0.56	R-2	R-2
70	11.05	0.30	R-2	R-2
70	12	0.28	R-2	R-2
70	12.01	0.28	R-2	R-2
70	12.02	0.42	R-2	R-2
70	13	0.13	R-2	R-2
70	14	0.24	R-2	R-2
70	15	0.61	R-2	MD
70	16	0.14	R-2	MD
71	1	0.34	R-2	MD
71	2	0.31	R-2	MD
71	3	0.31	R-2	MD
71	4	0.44	R-2	MD
71	16	0.36	R-2	R-2
71	16.01	0.36	R-2	R-2

See map on page 45 for the location of Site 5.

Existing Conditions

The majority of the lots contain single-family dwellings with only a few exceptions. Lot 1 has been converted into a museum, lot 2 an antiques retailer, lot 16 appears to have been converted to a multi-family dwelling, and lot 9 houses a water tower. Block 55.08, lot 1 is a single-family



Commercial use along Main Street (top); View south from the intersection of Main and Spicer Streets (bottom)

dwelling in good condition, with a sidewalk in front connecting it to downtown Mullica Hill. This lot is surrounded by other single-family dwellings.

Proposed Zoning

It is recommended that the MSD, Main Street District be extended south along South Main Street to generally coincide with the existing Historic District boundary line. Enlargement of the zone will permit general retail uses, professional office and other non-residential uses in addition to single-family detached dwellings. Lot sizes are large enough to permit the conversion of existing structures to permitted non-residential uses. The new zone allows re-use of large residential structures that may no longer be desirable and/or economically feasible for residential use. Visibility and vehicular access from South Main Street is desirable for non-residential uses. The bulk requirements for the MSD zone are as follows:

Bulk standards for lots served by public sanitary sewer.

- Minimum lot area: 0.5 acre (21,780 square feet).
- Minimum street frontage: 80 feet.



Neighborhood roadway (top); Residential structures within Site 5 (bottom)

- Minimum lot width: 100 feet.
- Minimum lot depth: 150 feet.
- Minimum side yard setback: 8 feet.
- Minimum rear yard setback: 20 feet.
- Maximum permitted building coverage: 35%, provided that no single building shall be larger than 5,000 square feet.
- Maximum impervious coverage: 60%.
- Maximum permitted building height: 35 feet.

Bulk standards for lots not served by public sanitary sewer.

- Minimum lot area: 1 acre (43,560 square feet).
- Minimum street frontage: 150 feet.
- Minimum lot width: 150 feet.
- Minimum lot depth: 150 feet.
- Minimum side yard setback: 25 feet.
- Minimum rear yard setback: 50 feet.
- Maximum permitted building coverage: 35%, provided that no single building shall be larger than 5,000 square feet.
- Maximum impervious coverage: 60%.
- Maximum permitted building height: 35 feet.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along

streets in order to reduce traffic hazards and haphazard development.

- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- 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.

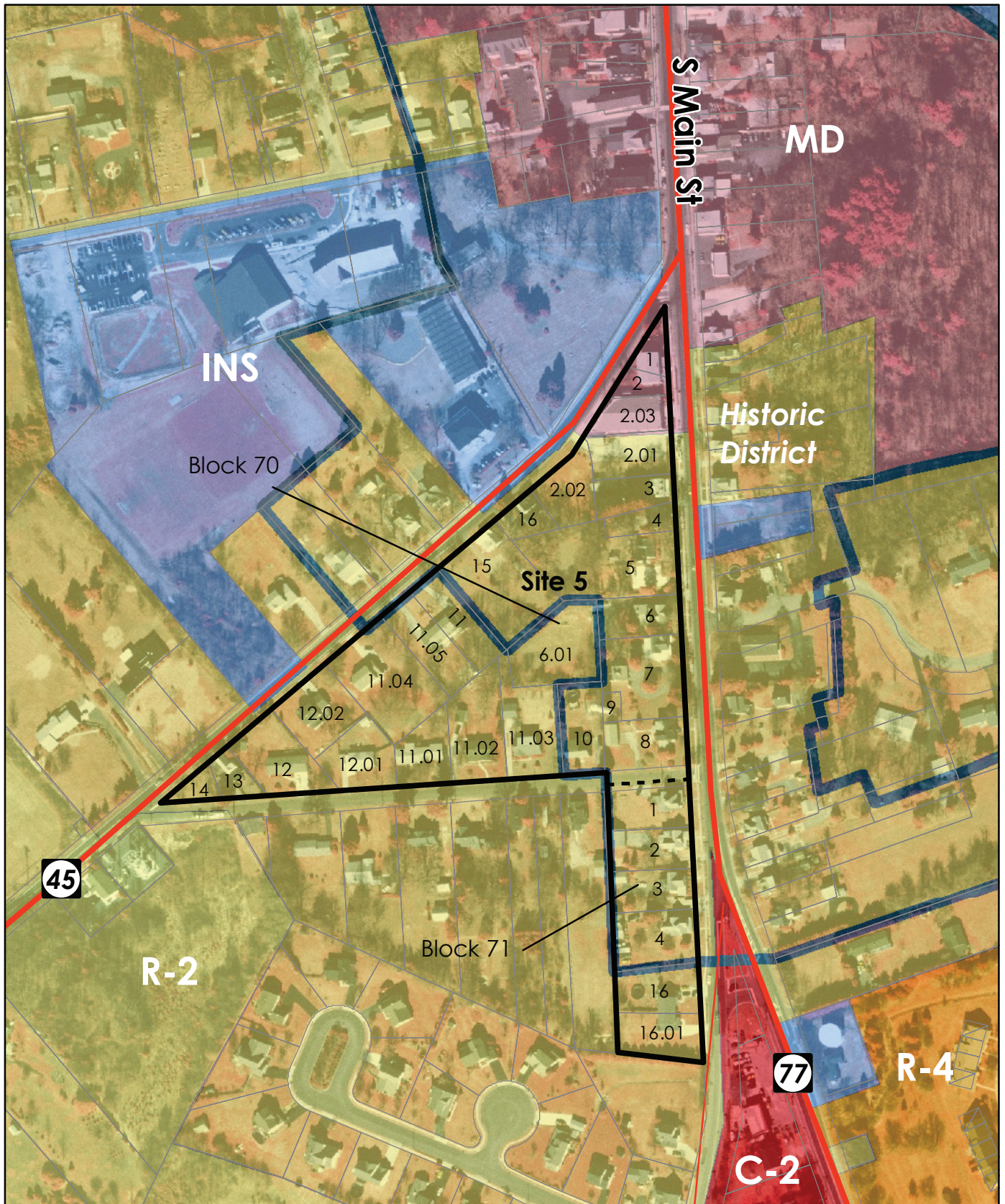
Development Considerations

The Township shall require development in the MSD zone to reflect the following design images. The site consists of the following parcels:



- Thoughtful conversion of an existing dwelling to retail use that includes generous amounts of landscaping and appropriate signage.
- Secure and attractive informal outdoor seating areas with visual screen along major street

- Colorful landscape accents between the commercial use and parking lot edge.
- Commercial re-use that preserves a front porch and residential scale landscaping.



Zoning Change Site 5

Harrison Township
Gloucester County, NJ

 GROUPmelvinDESIGN

0 100 200 400 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 6

The site in question is located at the intersection of Mullica Hill Road (US 322) and Walters Road/Clems Run (CR 623). The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
34	38	1.02	R-2	PO
34	39	1.02	R-2	PO
34	40	1.02	R-2	PO
34	41	0.84	R-2	PO
34	42	0.49	R-2	PO
34	43	25.42	R-2	PO
34	44	1.07	R-2	PO
34	45	29.54	R-2	PO
57	1	4.41	R-2	R-2
57	1.01	1.10	R-2	R-2

See map on page 51 for the location of Site 6.

Existing Conditions

The site in question is currently occupied by active farms, an open field, electrical transmission wires and single-family dwellings. Single-family dwellings surround the parcel on both sides of Mullica Hill Road and Walters Road. Soccer fields are located to the north of the site. Additionally, the parcel backs up near a residential development accessible from Cedar Rd. Other notable features of the surroundings are an empty field surrounded by single-family dwellings and one historic single-family dwelling between Walters Road and Clems Run on Mullica Hill Rd. Lots 43, 44, and 45 received preliminary and final subdivision approval for the construction of 39 single-family detached homes.

Proposed Zoning

The rezoning of Site 6 is to a large extent influenced by the proposed Route 322 Bypass location and how existing lots will be impacted. In addition to the new bypass, the signalization of Route 322 and Route 623 will also occur. It is recommended that Block 34, Lot 43 east of the by-pass and 45 be rezoned PO, Professional Office. The Land Use Plan should however be amended to expand the INS, Institutional District over Block 34, Lot 45 and Block 57, Lot 1 to allow for the expansion of the Township soccer field complex and to construct a new rescue squad building, respectively. Block 34, Lot 43 would then become the ideal location for professional office use that can be adequately buffered from surrounding land uses and serviced by a newly configured major roadway.

It is further recommended that Block 34, lot 43 (west of by-pass) remain in the R-2 zone as a compatible land use transition. A Professional Office Overlay Zone is recommended for Block 34, lots 38-42. It is anticipated that



Active farmland (top); Intersection of Mullica Hill and Walters Roads (middle); open field on the south side of Mullica Hill Road (bottom)

roadway access to development on Block 34 (east of by-pass) will be from the by-pass and/or directly from Mullica Hill Road.



Single-family dwelling along Mullica Hill Road (top); Adjacent residential subdivision to west of the site (middle); Electrical Transmission Wires (bottom)

The bulk requirements for the INS zone are as follows:

- Minimum lot area: 1 acre
- Minimum lot frontage: 125 ft
- Minimum front yard depth: 35 ft
- Minimum side yard width: 20 ft
- Minimum rear yard depth: 50 ft
- Maximum building coverage: 25%
- Maximum impervious coverage: 60%
- Maximum building height: 35 ft

Development on Site 6 should be limited to a single point of access from the Route 322 Bypass.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.

- 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.

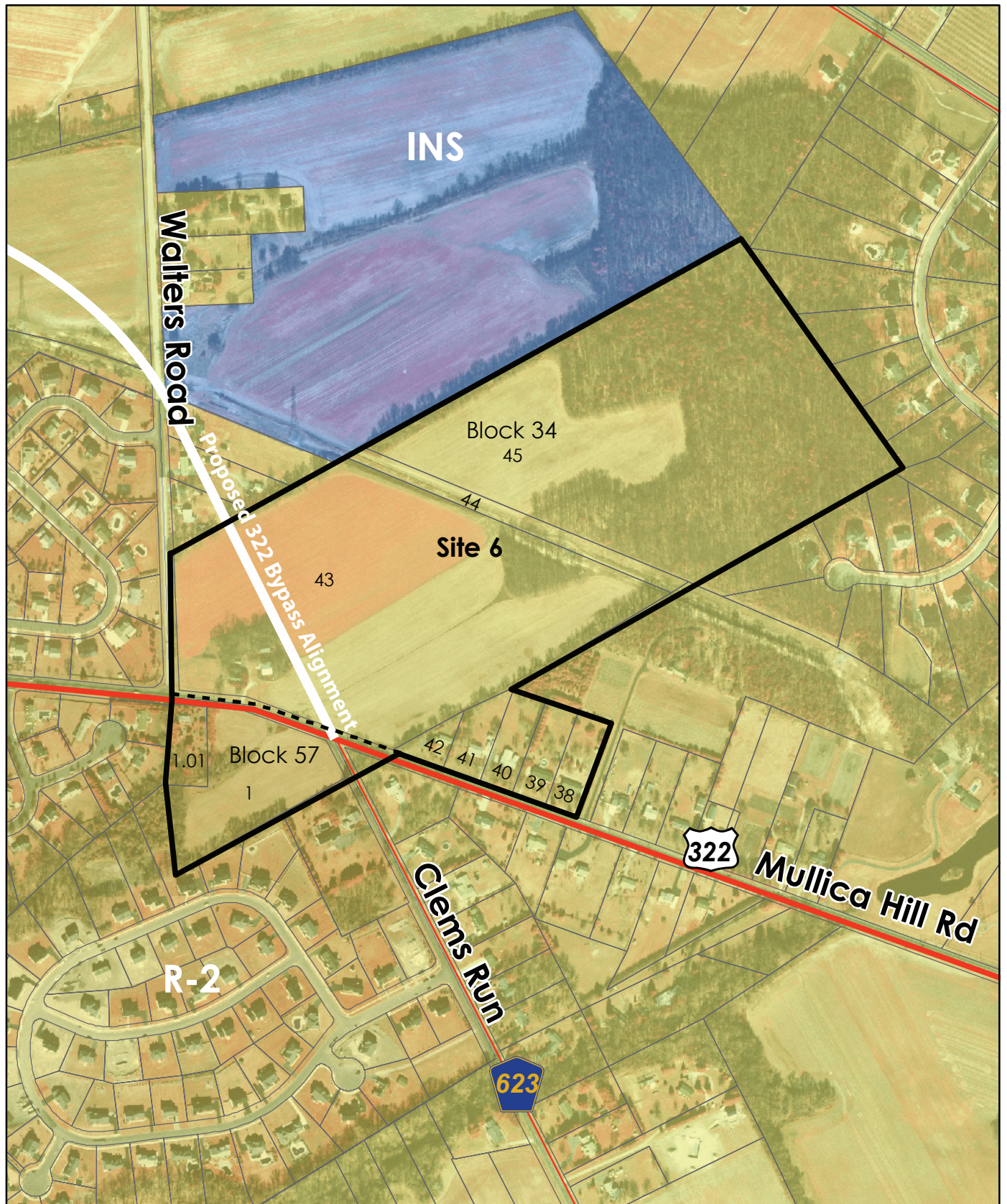
Development Considerations

The Township shall require development in the PO zone to reflect the following design images. The site consists of the following parcels:



- Office-use building with attached drive-thru bank.
- Variety of building heights and materials promote a desirable overall design theme.

- Office uses in barn-like structures reflect and support local farming architectural heritage.
- Freestanding office building with stone facade, metal roof accents and dormers that are compatible to nearby residential uses.



Zoning Change Site 6

Harrison Township
Gloucester County, NJ



GROUPmelvinDESIGN

0 200 400 800 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
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been verified nor authorized by this agency.

SITE 7

The site in question is located along Mullica Hill Road (US 322), generally at the intersection of Mullica Hill Road (US 322) and Bishop Road. The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
33	2	28.16	R-2	PO
33	2.01	1.00	R-2	PO
33	14	1.00	R-2	PO

See map on page 55 for the location of Site 7.

Existing Conditions

This site is currently being used as active farmland. Two single-family dwellings front along Mullica Hill Rd. and two single-family dwellings are located at the southern corner of the site. Both abut on multiple sides directly on the site. Several single-family dwelling subdivisions can be found east and northeast of the site. The property located directly to the west (Block 33, lot 2.03) has preliminary subdivision approval to construct 22 single-family detached dwelling units.

Proposed Zoning

It is recommended that Site 7 be rezoned Professional Office that would permit professional office uses. The change from residential to non-residential reflects both the site location along a major roadway and being across from an existing professional office zone. It is envisioned that non-residential uses on this site would service those who live nearby to reduce the need to travel long distances to conduct business. Care must be taken to buffer adjacent land uses by way of a 100 foot natural buffer.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:



Active farmland (top); Adjacent single-family dwelling along Mullica Hill Road (bottom)



New residential development along the north side of Mullica Hill Road

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- 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.

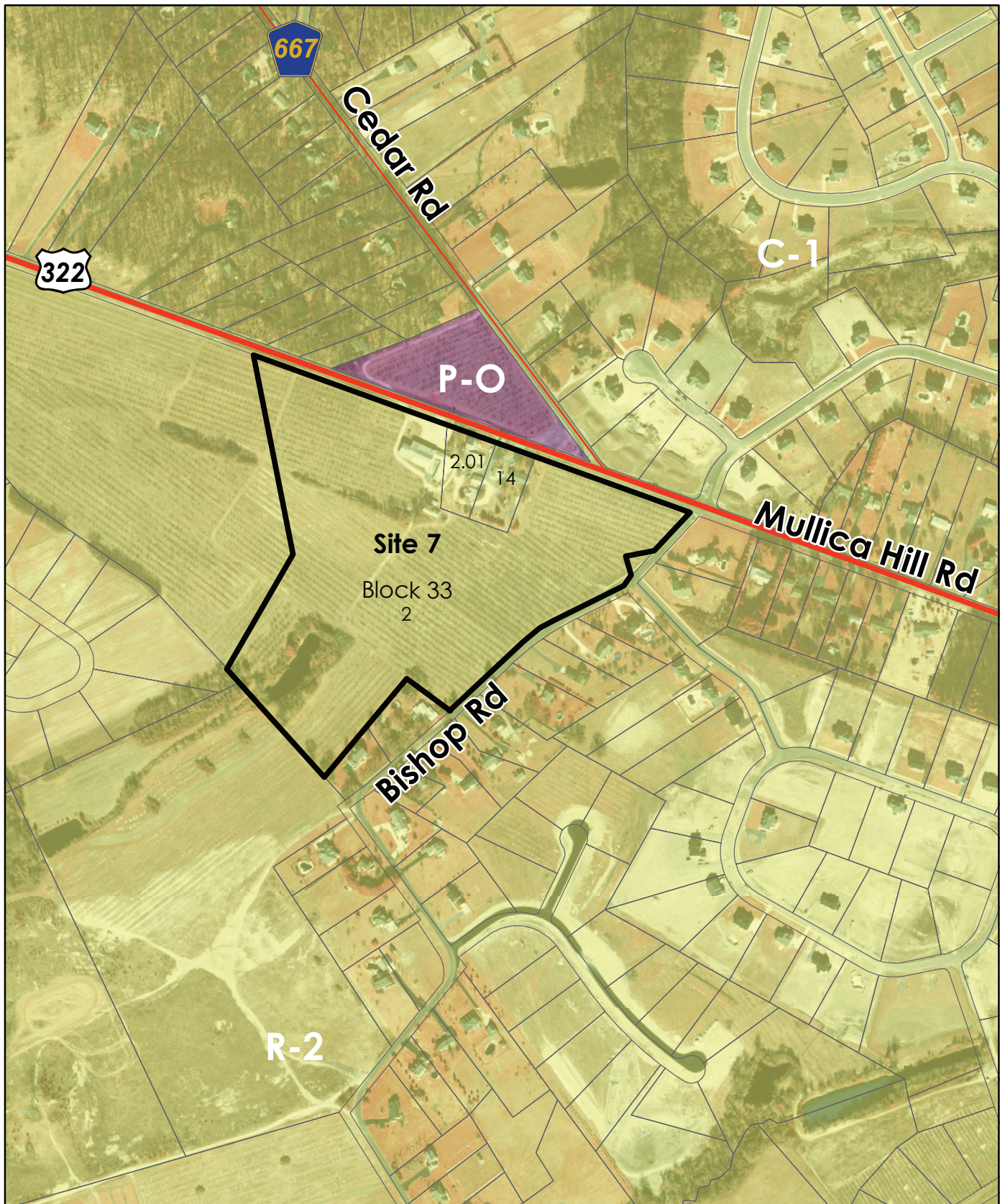
Development Considerations

The Township shall require development in a new zone to reflect the following design images:



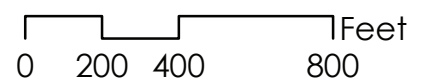
- Architectural features such as awnings, large windows and a variety of building materials should be used on the rear of buildings.
- Ornamental lighting and hardscaping features can help enhance the curb appeal of retail establishments.

- Hardscaping and landscaping can help fill the void created by large front yard setbacks.
- Landscaping can go a long way in complimenting architecture to create an aesthetically pleasing environment.



Zoning Change Site 7

Harrison Township
Gloucester County, NJ



Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

SITE 8

The site in question is located at the intersection of Mullica Hill Road (US 322) and Cedar Road (CR 667)/Bishop Road. The site consists of the following parcels:

Block	Lot	Acreage	Current Zone	Proposed Zone
20	1	43.07	R-2	Commercial
20	1.01	1.00	R-2	Commercial
20	9	.79	R-2	Commercial
31	11	46.30	R-2	PO

See map on page 59 for the location of Site 8.

Existing Conditions

This site contains two parcels, both of which are located on Harrisonville Rd. Block 31, Lot 11 is bordered by a large single-family dwelling subdivision to the south and west. A farmhouse connected to the site sits on Mullica Hill Rd. surrounded by single-family dwellings. On the opposite side of the road sit both large parcels of active farmland and single-family dwellings. A convenience store, a cemetery, and several dwelling units with first floor retail sit near the intersection of Harrisonville, Richwood, and Mullica Hill Rd.

Block 20, Lot 1 is located between Harrisonville and Richwood Rd. and is separated from Mullica Hill Rd. by the cemetery. The area immediately surrounding this lot is less urbanized than that surrounding Lot 11. The frontage along Harrisonville Rd. contains four single-family dwellings, and the frontage along Richwood Rd. contains 3 single-family dwellings, with a barn and active farmland connected to Lots 1.01 and 9. The property to the south of Lot 1 was approved for the "Mt. Pleasant Orchards" subdivision that would permit the construction of over 100 single-family detached homes.

The existing Heritage Farms is located on Block 31, Lot 1. The owner grows grapes on this lot. The lot contains a farm market where farm products are sold such as limited jellies, baked goods, cider together with wine which is processed from the grapes grown on the farm. Currently existing upon Block 20, Lot 1 is a processing facility where the owner of Heritage Farms packs peaches, apples, etc. and where equipment has recently been installed to process grapes into wine.

In 2002 the owner of Block 20, Lot 1 and Block 31, Lot 11 received a use variance approval to expand their existing farm market to sell processed foods and to leave it open throughout the year. The owner also received approval to construct a 40' x 60' pole barn at the rear of their existing farm market subject to receiving site plan review and approval.



Active farmland (top); Adjacent commercial uses at the intersection of Mullica Hill, Harrisonville and Richwood Roads (bottom)



Adjacent residential uses

Proposed Zoning

The proposed rezoning of Site 8 is divided between the two existing lots. Both Block 20, Lot 1 and Block 31, Lot 11 are ideal for non-residential development. A new special commercial zone district should be drafted for Block 20, Lot 1 that reflects a density and design that is consistent with the adjacent overlay zone. Block 31, Lot 11 should be rezoned Professional Office similar to what is proposed for Site 7. Residential development could be considered for Lot 1 but only as part of a transfer of development rights plan and only in conjunction with a mixed land use concept. The proposed new Planned Commercial zone and the Professional Office zone should both reflect the existing Heritage Farms use as a permitted use and should also consider other uses that are compatible with the farm and its operations.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The backdrop of any ordinance changes includes a review of existing Master Plan goals and objectives that specifically apply are as follows:

Goals

- Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
- Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township.

Objectives

- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- 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.

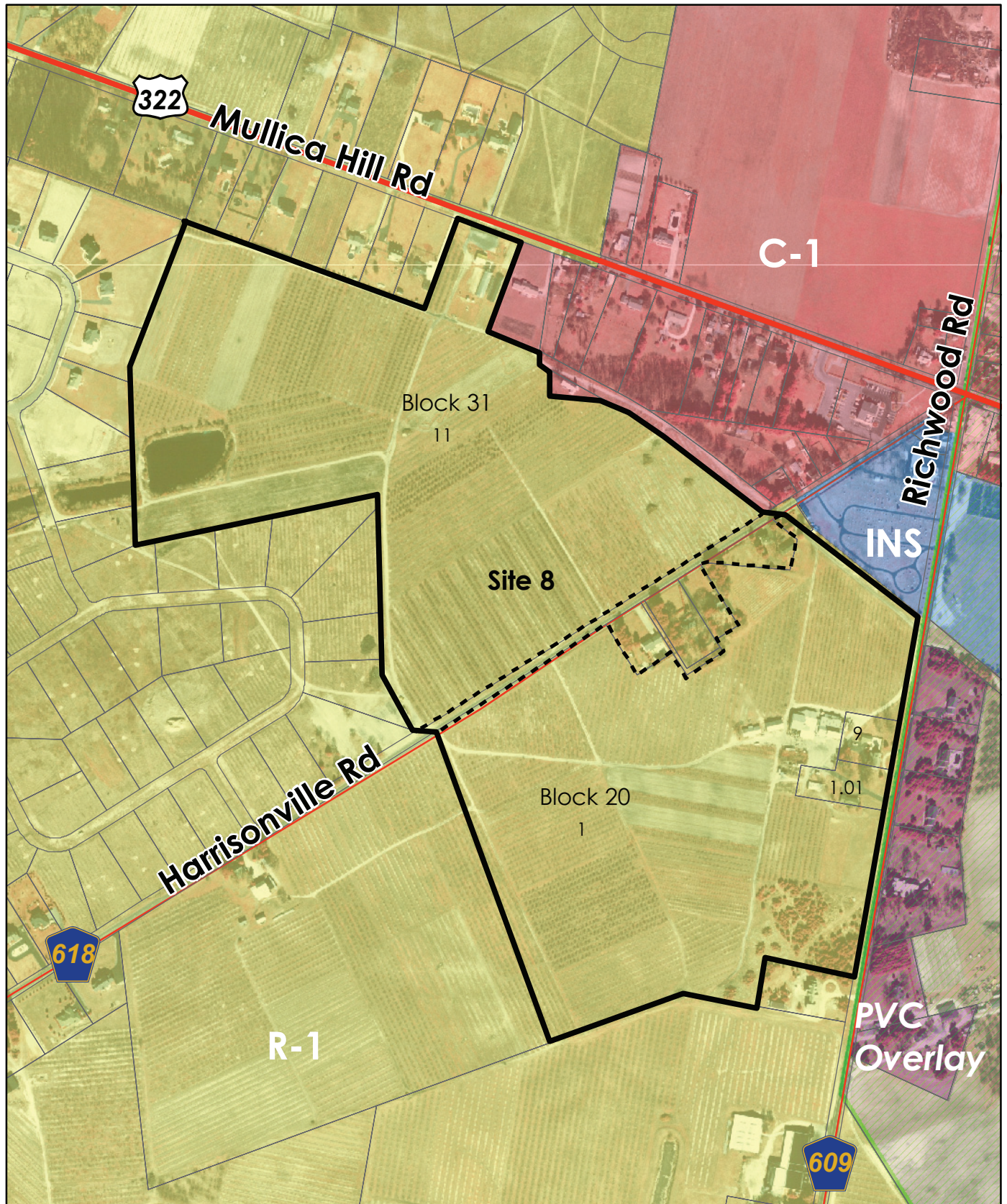
Development Considerations

The Township shall require development in the commercial and mixed use zones to reflect the following design images:



- Attention to detail in site features such as landscaping, lighting and building materials helps to create a more enjoyable shopping experience.
- Horizontal and vertical facade breaks can help to reduce the monotony of large buildings.

- The integration of open space into a planned commercial development provides recreational opportunities for Township residents and increases foot traffic.
- Public spaces can help to break up large parking fields and reduce the scale of imposing buildings.



Zoning Change Site 8

Harrison Township
Gloucester County, NJ



GROUPmelvinDESIGN

0 200 400 800 Feet

Harrison Master Plan Project No.: HT08011
Date: Jul 2008 Drawn By: BB
Source: This map was developed using NJ DEP
GIS data, but this secondary product has not
been verified nor authorized by this agency.

8 REDEVELOPMENT PLANS

The following represents relevant redevelopment plan observations and recommendations:

1. 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.) into the Land Use Plan Element of the Township Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans within the township.
2. Identify potential redevelopment areas in the Township by undertaking a study pursuant to subsection a. of Section 6 of P.L. 1992 (C:40A:12A-6 to determine whether or not a given neighborhood is in need of redevelopment. This act, known as the Local Redevelopment and Housing Law, exists to promote the physical development and improvement of "...conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, which...without this public effort are not likely to be corrected or ameliorated by private effort". This act aids local governments in reversing these deteriorating conditions and promoting community interest through the support of redevelopment and incentive programs to improve all neighborhood facilities. To declare an area in need of redevelopment, the governing body must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in this statute exists:
 - A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, 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 (10) years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections of the municipality or topography, or nature of the soil, it is not likely to be developed through the instrumentality or private capital.
 - D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement, 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(5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the 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.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the

enterprise zone.

- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

By definition, a redevelopment area may also 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 in which they are a part.

- 3. On July 9, 2008 the Township Committee passed Resolutions 125-2008 and 126-2008 which authorized the Planning Board to conduct a preliminary investigation to determine whether certain properties in the Planned Village Center (Richwood) and the Village Business District qualify as areas in need of redevelopment.

9 APPENDICES

APPENDIX 1: 225-86 PARKING REGULATIONS

A. Standards and Dimensions

1. The required parking area shall be measured exclusive of interior driveways or maneuvering areas. Outdoor parking or service for uses open to the public and the approaches thereto shall be paved according to Township specifications, and shall be graded, properly drained, and maintained in a good condition. In computing the number of parking spaces required, if the computation shall result in a fraction, a space shall be required for each such fractional amount.
2. Dimensions
 - a. Parking spaces and access aisle dimensions shall be adequate to accommodate anticipated volumes, types of vehicles and vehicle turnover. Generally, off-street parking spaces and access aisles shall be dimensioned in accordance with the following schedule, with permitted waivers, as conditions warrant.

Angle of parking space	Access aisle width with 9-foot parking space
90	24 feet
60	20 feet
45	15 feet
30	12 feet
parallel	18 feet

- b. Each parking space shall be a minimum of nine (9) feet in width by eighteen (18) feet in length. Alternatively, parking spaces may be reduced to sixteen (16) feet in length where vehicles overhang landscaped areas or expanded pedestrian walkways by a minimum of two (2) feet, subject to Board approval. With the exception of preexisting painted parking spaces, all new parking spaces shall be delineated using hairpin striping. Each hairpin stripe separating adjacent parking spaces shall include two parallel, four-inch-wide white traffic-painted stripes placed two feet apart straddling the imaginary line that defines each nine-foot wide parking space. All parking areas shall be provided with permanent and durable curbing to assist in orderly parking and separate pedestrian walkways from vehicular traffic, unless alternative treatment is warranted and approved by the Board. If walkways or curbed landscaped areas are not provided adjacent to parking spaces, front wheel stops (staked, black rubber type only) or alternative treatment may be provided, subject to Board approval.
3. Handicapped parking shall be provided in accordance with the standards of the U.S. Architectural and Transportation Barriers Compliance Board requirements pursuant to the Americans with the Disabilities Act and shall be subject to the review and approval of the Township Construction Code Official.
4. A parking space that abuts a fixed object, such as a wall or column, whether within a structure or not, shall have a minimum width of ten (10) feet.
5. An off-street parking facility existing at the effective date of this chapter shall not subsequently be reduced to an amount less than required under this chapter for a similar new building or use. An off-street parking facility provided to comply with the provisions of this chapter shall not subsequently be reduced below the requirements of this chapter.
6. Every parking lot shall be subject to the following buffer requirements: in the case of a parking lot which is accessory to a permitted use and which has facilities for five or more automobiles, any boundary or property line which abuts a residential district or a lot used for residential purposes shall be screened from the adjacent property by a buffer planting strip not less than five feet in width. Any buffer requirement of this section shall be subject to any more stringent requirement of the district in which such lot is located.

APPENDIX 2: PLENARY RETAIL CONSUMPTION LICENSES

A. Issuance

In accordance with the provisions of N.J.S.A. 33:1-12, the Township Committee of the Township of Harrison shall be empowered to issue up to _____ Plenary Retail Consumption Licenses for the sale of alcoholic beverages for consumption on the licensed premises by the glass or other open receptacle, subject to the provisions of law and the rules and regulations promulgated by the Director of the New Jersey Division of Alcoholic Beverage Control.

B. Application Requirements

In addition to any application form or information required by the New Jersey Division of Alcoholic Beverage Control, any applicant for a license shall file with the Township Clerk true copies, in duplicate, of:

1. Its Certificate of Incorporation or Articles of Partnership or other documents of formation and governance of the applicant;
2. A list of its officers, directors or trustees with a specification of the duties of each;
3. A list of shareholders or partners holding an interest of one percent (1%) or more, by name and address; and
4. Such other information as may be deemed necessary, relevant or appropriate

C. Police Investigations

The Township Clerk shall forward a copy of the application and the list of officers, directors, trustees, partners or principals to the Director of Public Safety who shall investigate the application and the principals together with any other officers, directors, trustees, partners, principals and employees as may be required by the Township Committee and shall report to the Township Committee, in writing, the findings of the investigation, including any criminal record of the individuals investigated, together with any other information regarding the applicant or the application that the Director of Public Safety may deem relevant.

D. Restrictions

1. It shall be unlawful for any licensee or any officer, director, trustee, partner, principal or employee of a licensee to violate any of the provisions of Title 33 of the Revised Statutes, any regulation of the New Jersey Division of Alcoholic Beverage Control, any of the gambling laws of this state or any ordinance the Township of Harrison or to knowingly permit the violation thereof on any premises subject to the control of the licensee.
2. No licensee shall allow, permit or suffer the sale, service, delivery or consumption of any alcoholic beverages between the hours of _____ and _____, prevailing time, except that on the first day of January no licensee shall allow, permit or suffer the sale, service, delivery or consumption of any alcoholic beverages between the hours of _____ and _____, prevailing time. Nothing in this provision shall prohibit or restrict the use of the licensed premises for other activities at other times, provided that no alcoholic beverages are sold, served, delivered or consumed during the prohibited times.
3. Every licensee shall be subject to all other state statutes and Township ordinances, including but not specifically limited to the building code, the fire prevention code, health regulations, zoning ordinances, food handling ordinances, noise control ordinances and restaurant ordinances.
4. No Plenary Retail Consumption License shall be issued, renewed or transferred for or to any location or building where the use is not permitted by the specific terms of the zoning ordinance of the Township of Harrison.
5. No Plenary Retail Consumption License shall be issued except to a bona fide restaurant or banquet facility with full menu service and seating for not less than 150 patrons.

E. License Fee

The annual license fee for each license shall be _____ dollars (\$_____), which shall be payable upon the filing of the application for the license or renewal thereof.

F. Costs

The applicant for a license shall be responsible for and shall reimburse the Township of Harrison for all direct charges paid by the Township of Harrison to state or federal governmental agencies in connection with the application or investigation.

APPENDIX 3: DRAFT ORDINANCE TO PROVIDE FOR THE LOCATION OF RESTAURANTS SERVING ALCOHOLIC BEVERAGES AS PERMITTED USES ONLY IN THE PLANNED VILLAGE CENTER OVERLAY DISTRICT

TOWNSHIP OF HARRISON

ORDINANCE 2008-_____

AN ORDINANCE OF THE TOWNSHIP OF HARRISON AMENDING CHAPTER 225, ZONING, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF HARRISON TO PROVIDE FOR THE LOCATION OF RESTAURANTS SERVING ALCOHOLIC BEVERAGES AS PERMITTED USES ONLY IN THE PLANNED VILLAGE CENTER OVERLAY DISTRICT

Be it Ordained by the Township Committee of the Township of Harrison, as follows:

Section 1. Chapter 225, Zoning, of the Revised General Ordinances of the Township of Harrison is hereby amended by adding new definitions to Section 225-3 to read as follows:

RESTAURANT, DRIVE-THRU or DRIVE-IN:

A restaurant, refreshment stand, snack bar, dairy bar, hamburger stand or hot dog stand where food is served primarily for consumption at counters, stools or bars outside or inside the building for consumption in automobiles parked, or waiting in line on the premises, or purchased while in an automobile, commonly referred to as a drive-thru, whether brought to said automobiles by the customer or by employees of the restaurant, regardless of whether or not additional seats or other accommodations are provided for customers inside the building.

RESTAURANT or EATING ESTABLISHMENT:

An establishment whose principal business is the sale of food or beverages to customers in a ready to consume state, and whose principal method of operation includes (1) or both of the following characteristics: customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed and/or a cafeteria type operation where food and beverages generally are consumed within the restaurant building.

SIDEWALK CAFÉ or OUTDOOR SEATING:

An area adjacent to and directly in front of a street-level eating or drinking establishment located within the sidewalk area of the public or private right-of-way exclusively for dining, drinking, and pedestrian circulation. The encroachment area of a sidewalk café may be separated from the remainder of the sidewalk by railings, fencing or landscaping planter boxes or a combination thereof.

RESTAURANT, FULL-SERVICE:

Any establishment, however designated, regularly and principally used for the purpose of providing meals to the public, having an adequate kitchen and dining room equipped for the preparing, cooking and serving of food for its customers and in which alcoholic beverages are sold for consumption on the premises. A full service restaurant is distinguished from any other type of restaurant by the sale of alcoholic beverages. Full service restaurants are permitted only in the Planned Village Center Overlay District and must provide full menus service and seating for not less than 150 patrons, with at least 80% of the seating at tables.

Section 2. Chapter 225, Zoning, of the Revised General Ordinances of the Township of Harrison is hereby amended by adding Section D. Permitted Principle Uses, establishing the permitted uses in the Planned Village Center Overlay District, as the following:

1. Full Service Restaurants licensed, pursuant to Title 33 of the New Jersey Revised Statutes, to sell alcoholic beverages by the glass or other open container for consumption on the premises only. Full service restaurants shall be required to provide full menu service and seating for not less than 150 patrons, with at least 80% of the seating at tables. Full Service Restaurants shall not be permitted in any other zoning district.

Section 3. Purpose. It is the purpose of this Ordinance to specifically limit the location of restaurants serving alcoholic beverages as permitted uses in the Planned Village Center Overlay District locate along Mullica Hill Road (US 322) and to establish specific conditions which must be met by any applicant seeking approval for any restaurant which will be serving alcoholic beverages pursuant to a Retail Consumption License issued in accordance with the provisions of Title 33 of the New Jersey Revised Statutes.

Section 4. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 5. All ordinances or parts of ordinances of the Township of Harrison heretofore adopted that are inconsistent with any of the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This ordinance shall take effect immediately upon its final passage, as provided by law.

Certification of Adoption

It is hereby certified that this ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, held on _____ 2008, and that it was considered for final passage and adopted after a public hearing held on _____ 2008.

Diane Malloy
Township Clerk

APPENDIX 4: DRAFT RESOLUTION AUTHORIZING SALE OF PLENARY RETAIL DISTRIBUTION LICENSES

Township of Harrison
County of Gloucester

RESOLUTION AUTHORIZING SALE OF PLENARY RETAIL DISTRIBUTION LICENSES

WHEREAS, there exists in the Township of Harrison the authority to issue a new plenary retail distribution license for the sale of alcoholic beverages; and

WHEREAS, the Township Committee has determined to sell at public sale new plenary retail distribution licenses; and

WHEREAS, pursuant to N.J.S.A. 33:1-19.3, it is the desire of the Township of Harrison to accept bids for said new licenses as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, as follows:

1. That the Township of Harrison hereby determines that it will sell at public sale new plenary retail distribution licenses for the sale of alcoholic beverages, in accordance with the procedures set forth at N.J.S.A. 33:1-19.3 et seq.
2. That the Township Clerk shall publish a notice of the proposed issuance of alcoholic beverage licenses, indicating that the applications therefore will be accepted by the Township Committee at the time, date and place specified in the notice, after which no further applications will be accepted.
3. That said notice shall be published in a newspaper circulating generally in municipality at least two times, at least one week apart, the second of which shall be at least 30 days prior to the date of sale.
4. That the minimum bid price for the new alcoholic beverage distribution license shall be \$_____.
5. That bids must be made upon the Proposal Form available in the Office of the Township Clerk with name and address of the bidder on the outside of the sealed envelope. All bidders must be qualified to have an interest in a retail alcoholic license under the standards set forth in the Alcoholic Beverage Control Act, the Rules and Regulations promulgated thereunder, and any applicable municipal ABC Ordinances.
6. That each bid must contain a deposit in the form of a certified check in the amount of \$_____. The highest bidder shall pay the balance of the bid to the Township Clerk in the form of cash or certified check within 72 hours of the adoption of a resolution accepting the highest qualified bid. In the event of a default or breach of promise by the successful bidder, all deposit monies shall be forfeited to the Township.
7. That the Township reserves the right to reject any and all bids if the highest bid is not accepted.
8. That the municipality will award the license to the highest qualified bidder only with the commitment that the license will actually be situated subsequently through the place-to-place transfer application process to a store which complies with zoning and for which there will be an approved site

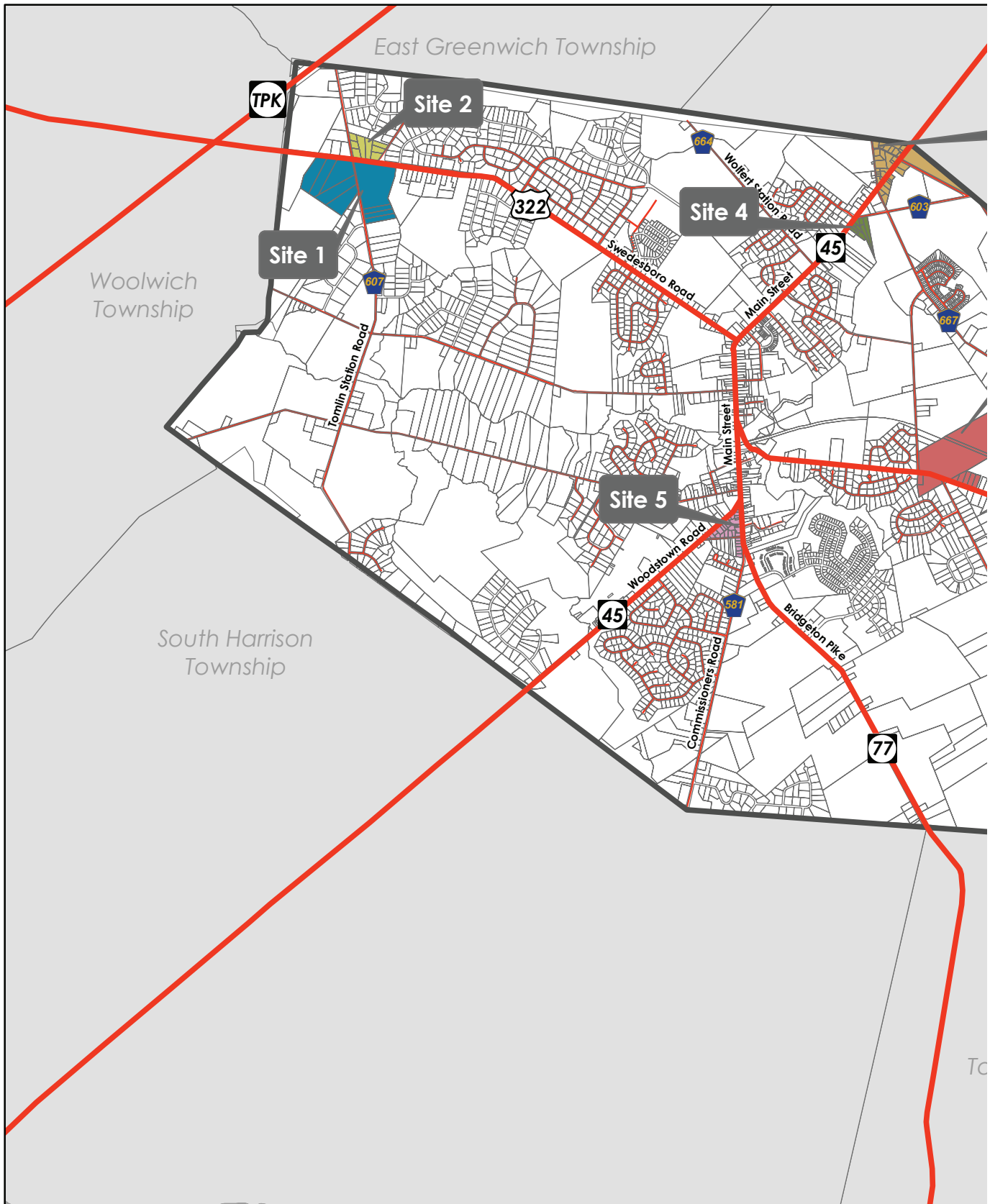
plan.

9. That the successful applicant must comply with all Ordinances of Harrison Township in locating the license.

10. The sale may be postponed or canceled at any time prior to the opening of the bids.

I certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Harrison at a meeting held on _____ 2008.

Diane Malloy, Township Clerk



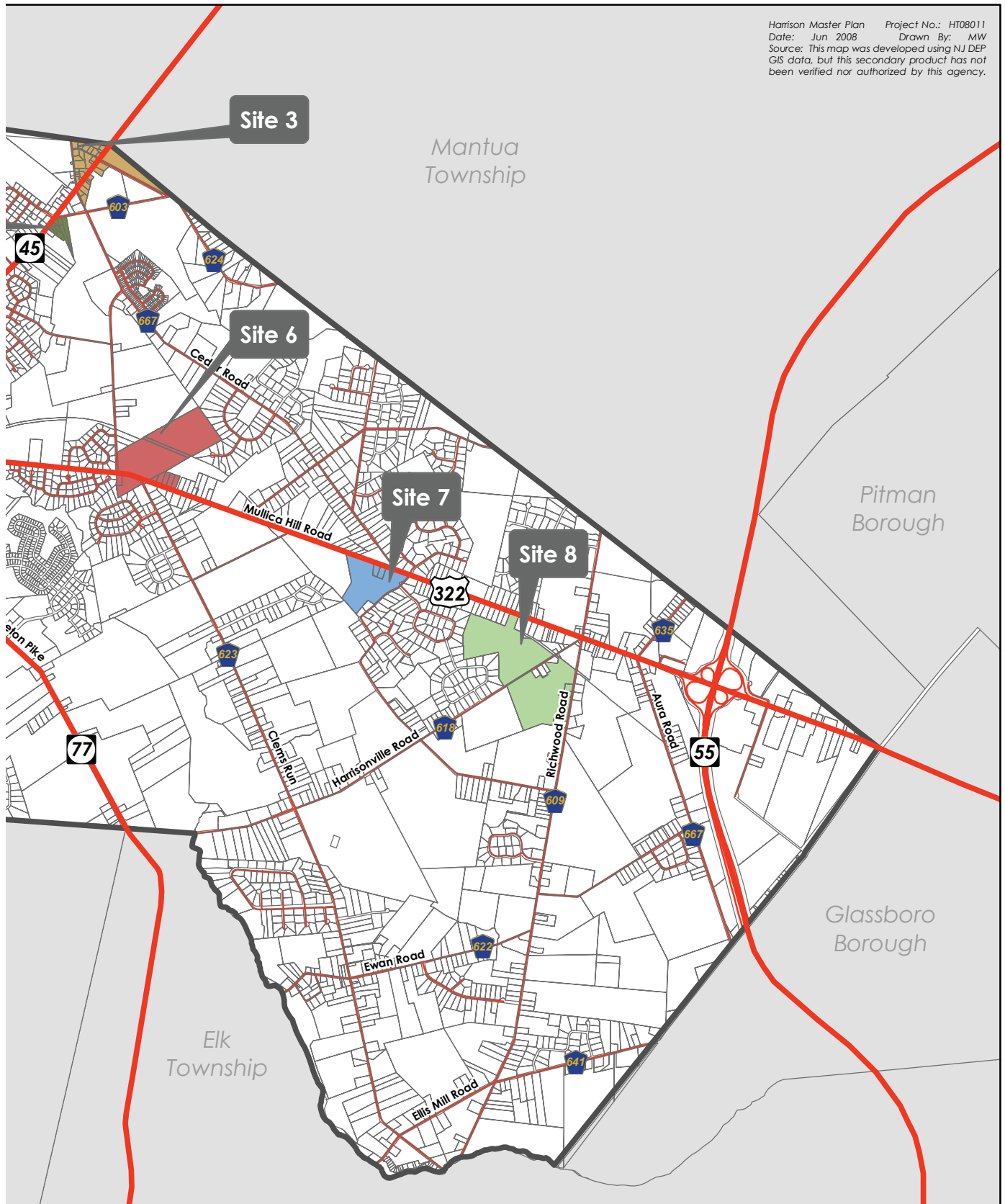
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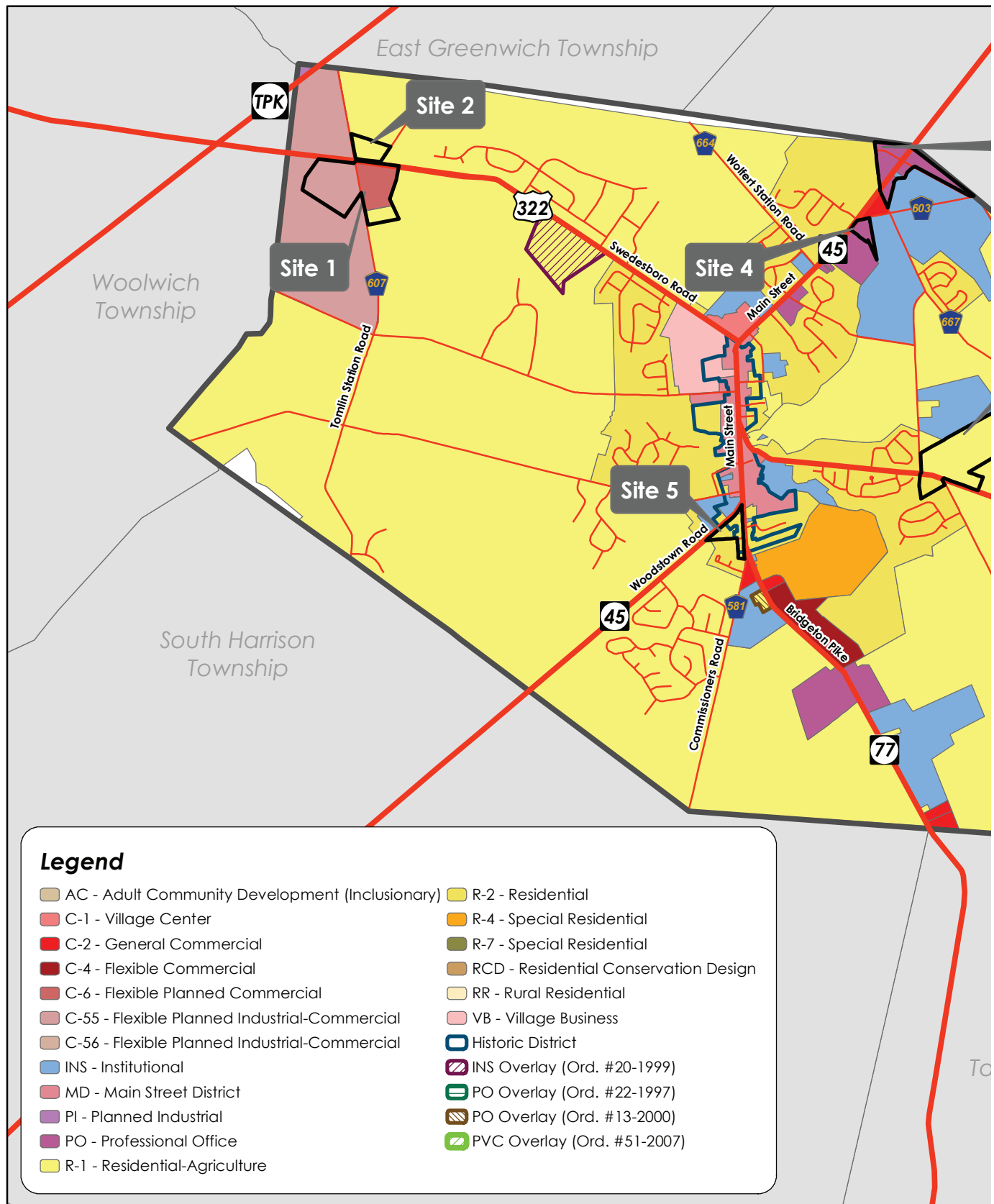


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Zoning Analysis Sites

0 0.25 0.5 1 Mile



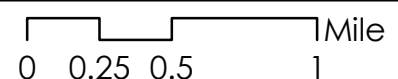


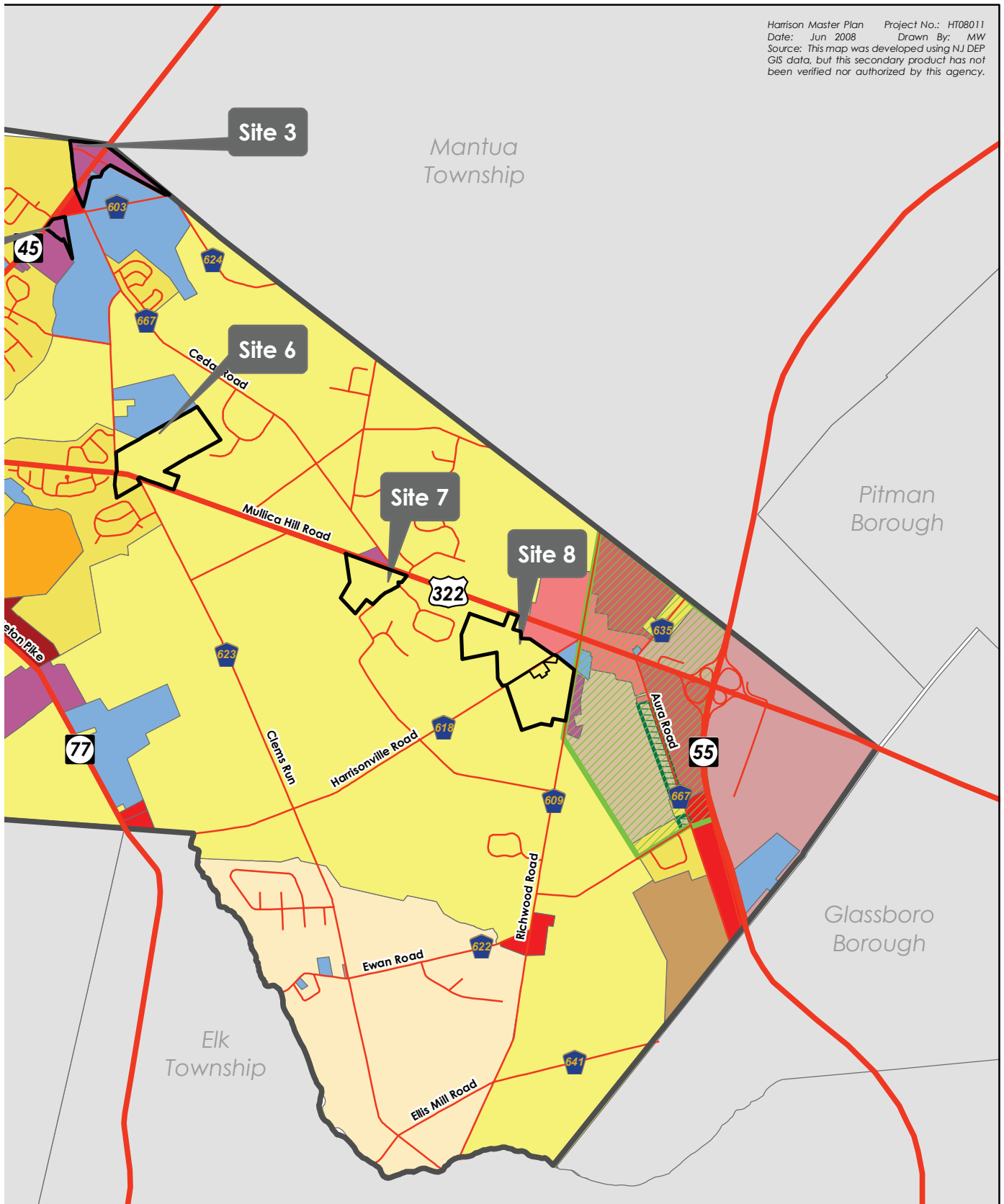
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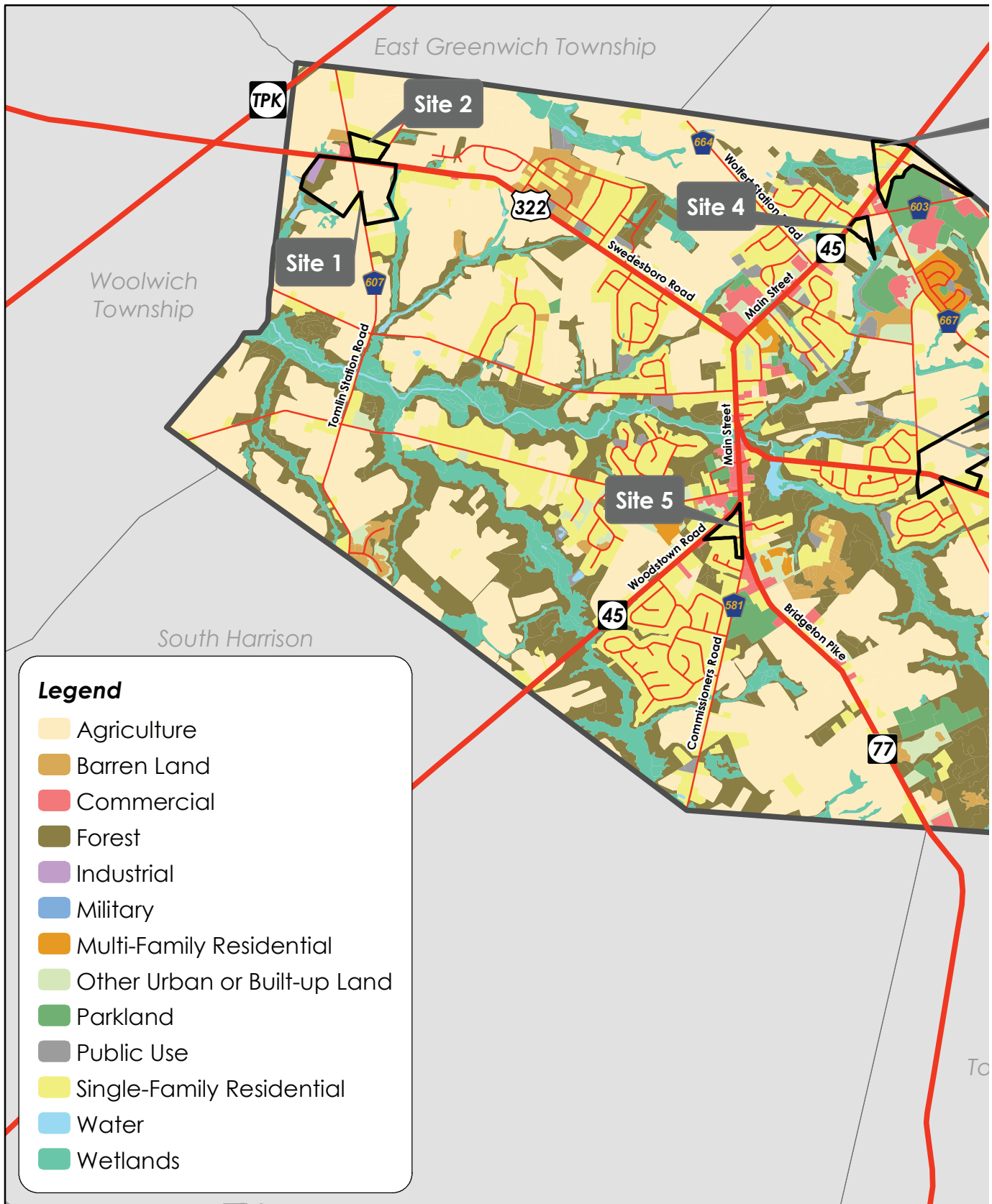


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Zoning Districts







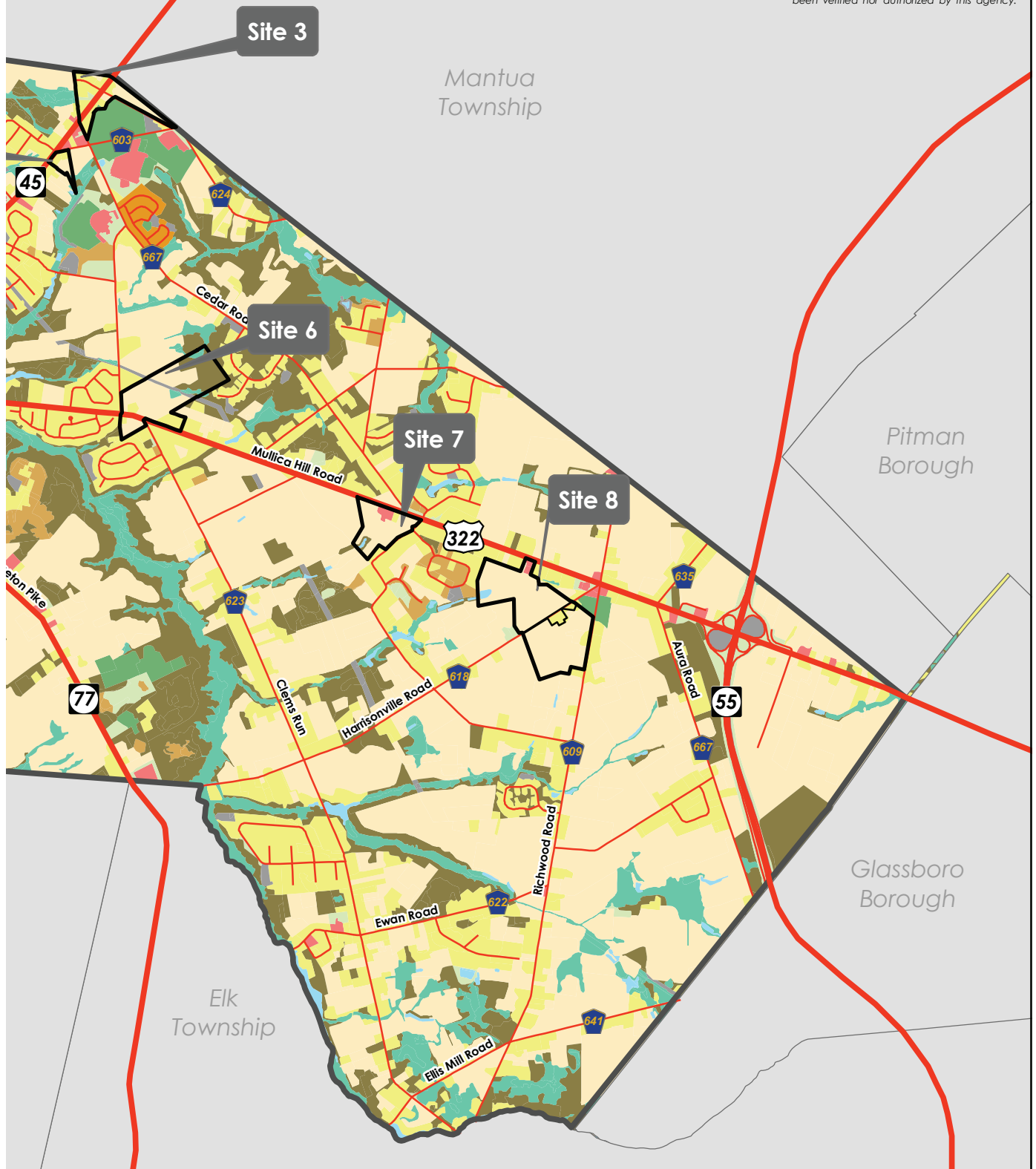
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Gloucester County, New Jersey

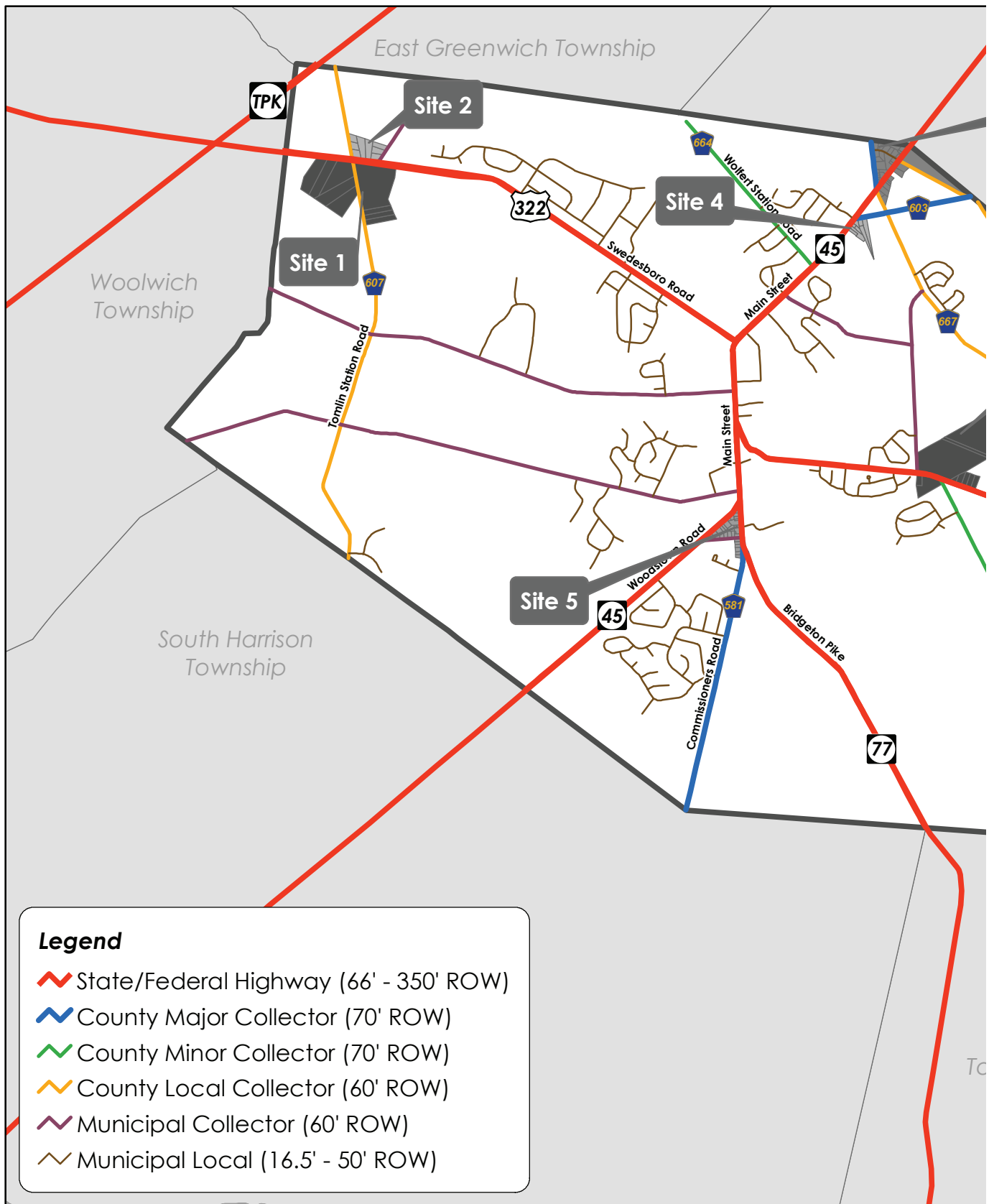


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Land Use/Land Cover

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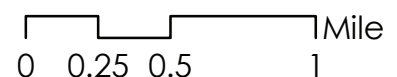


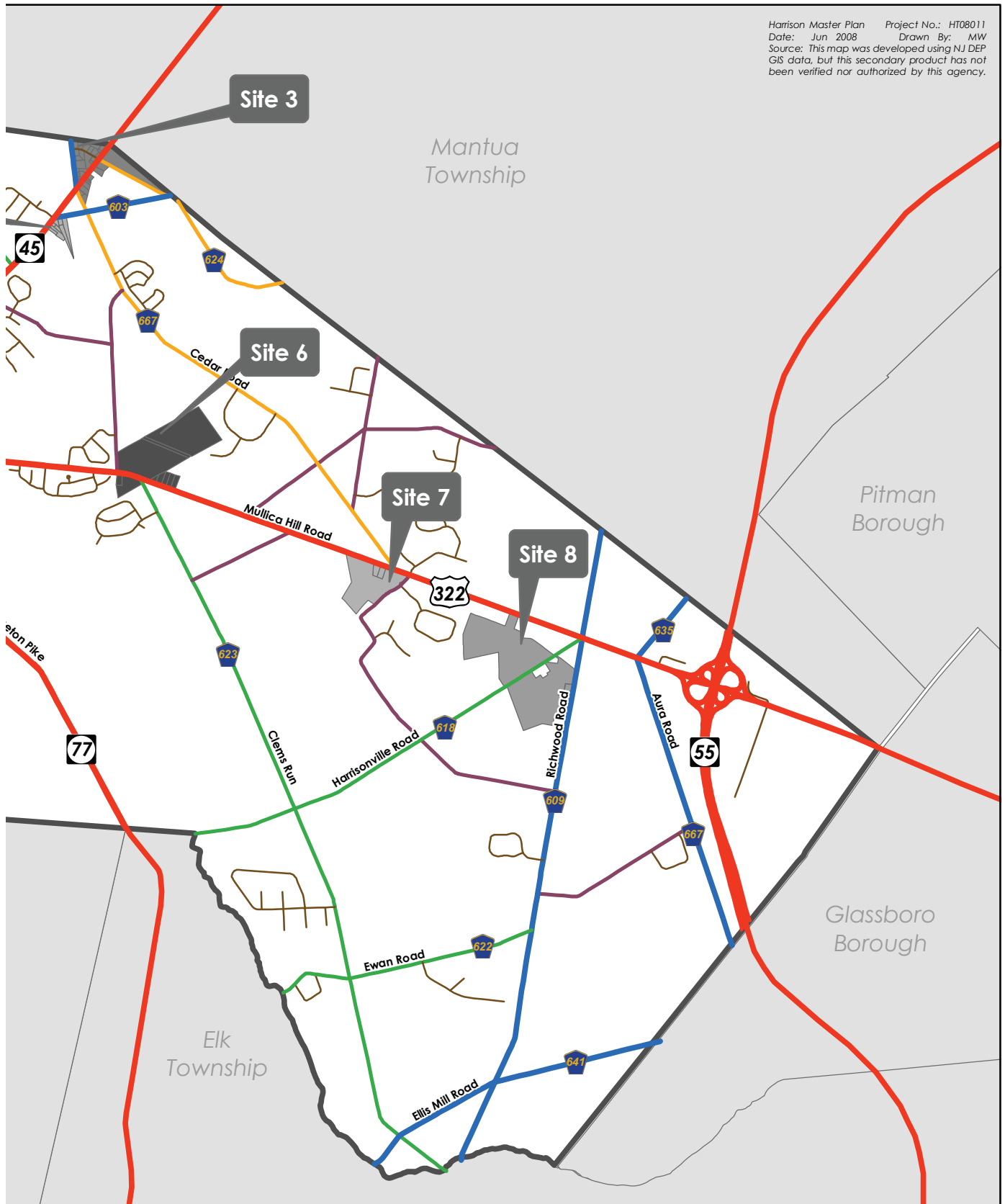
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Gloucester County, New Jersey

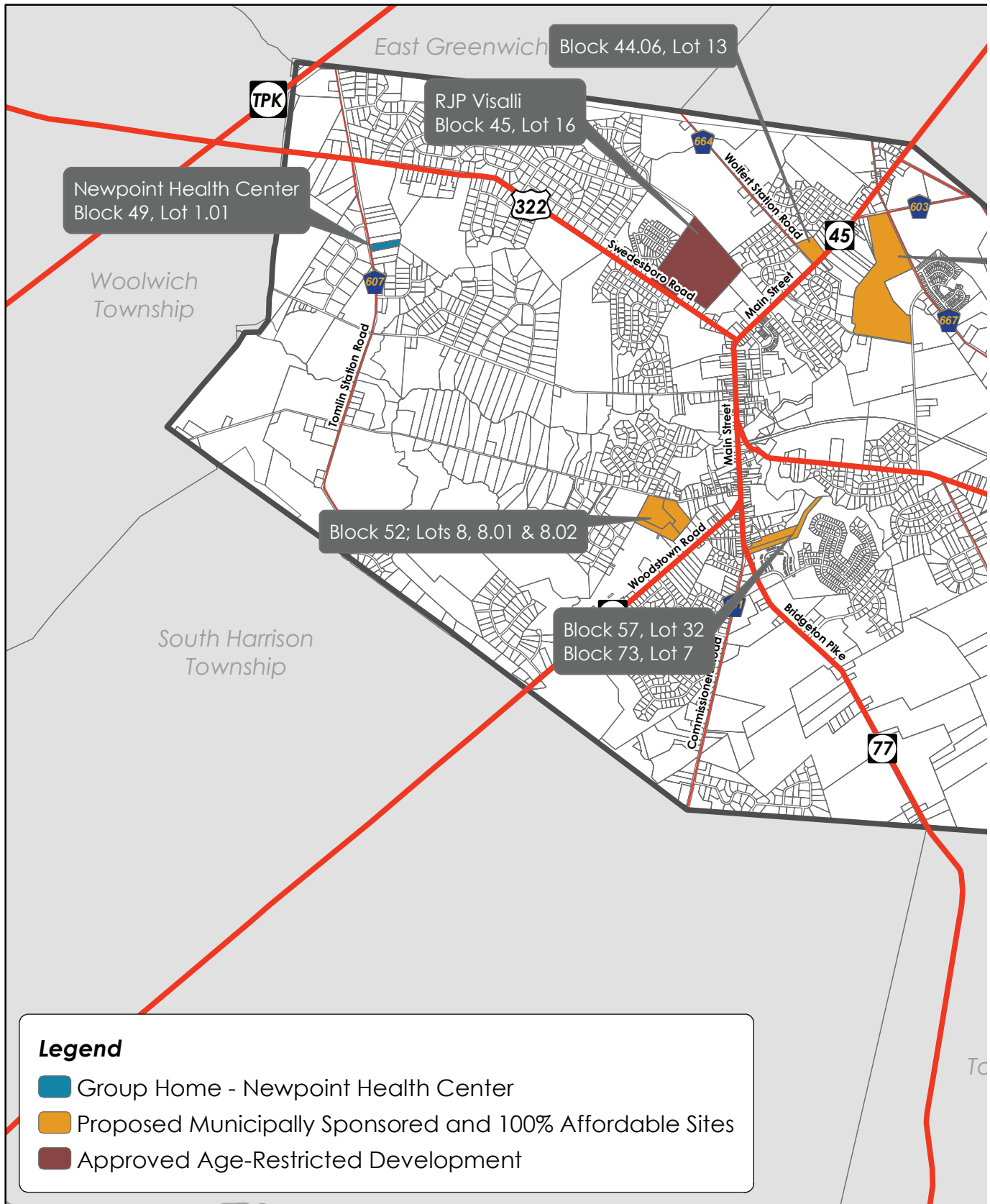


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Road Classifications







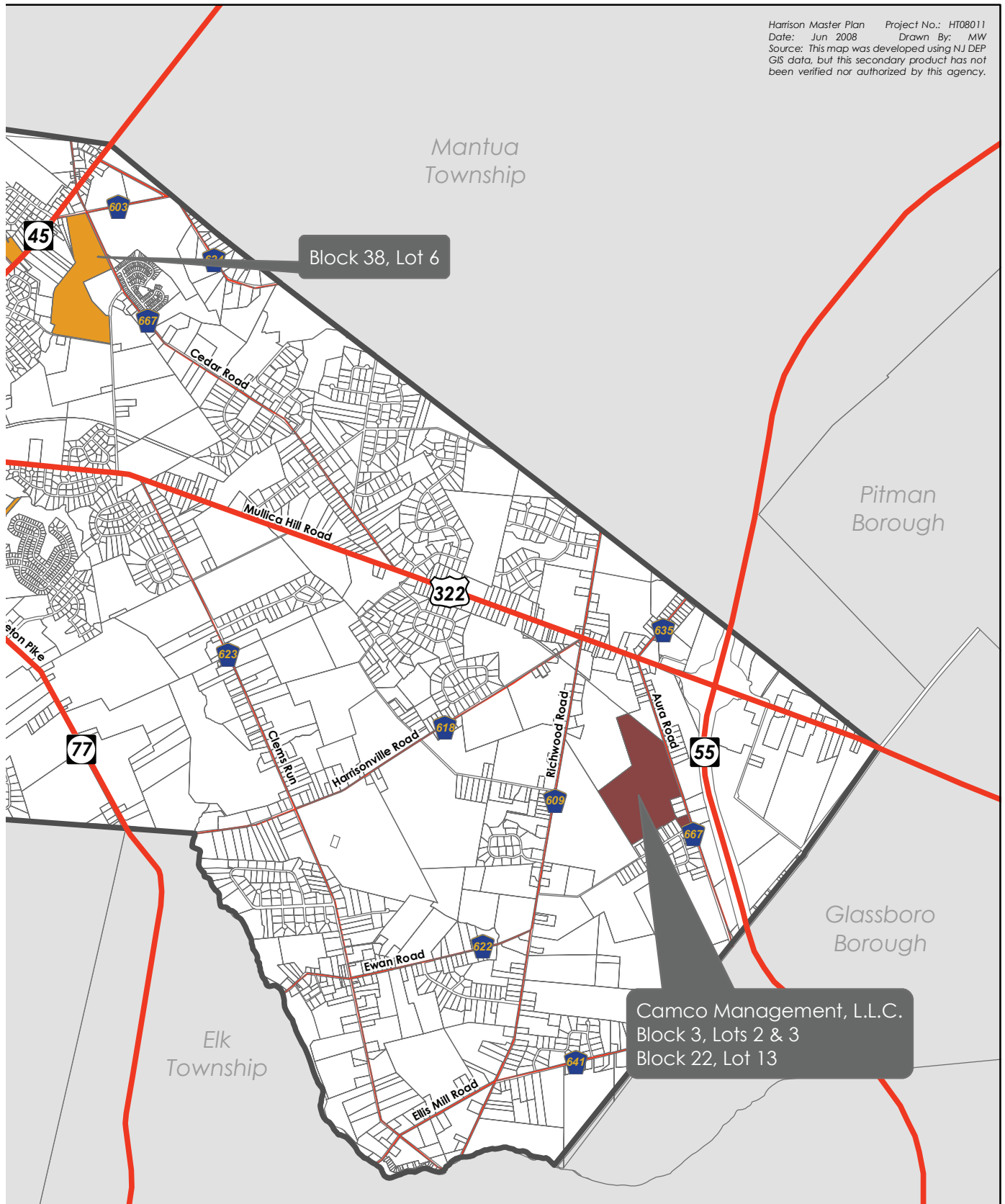
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Gloucester County, New Jersey

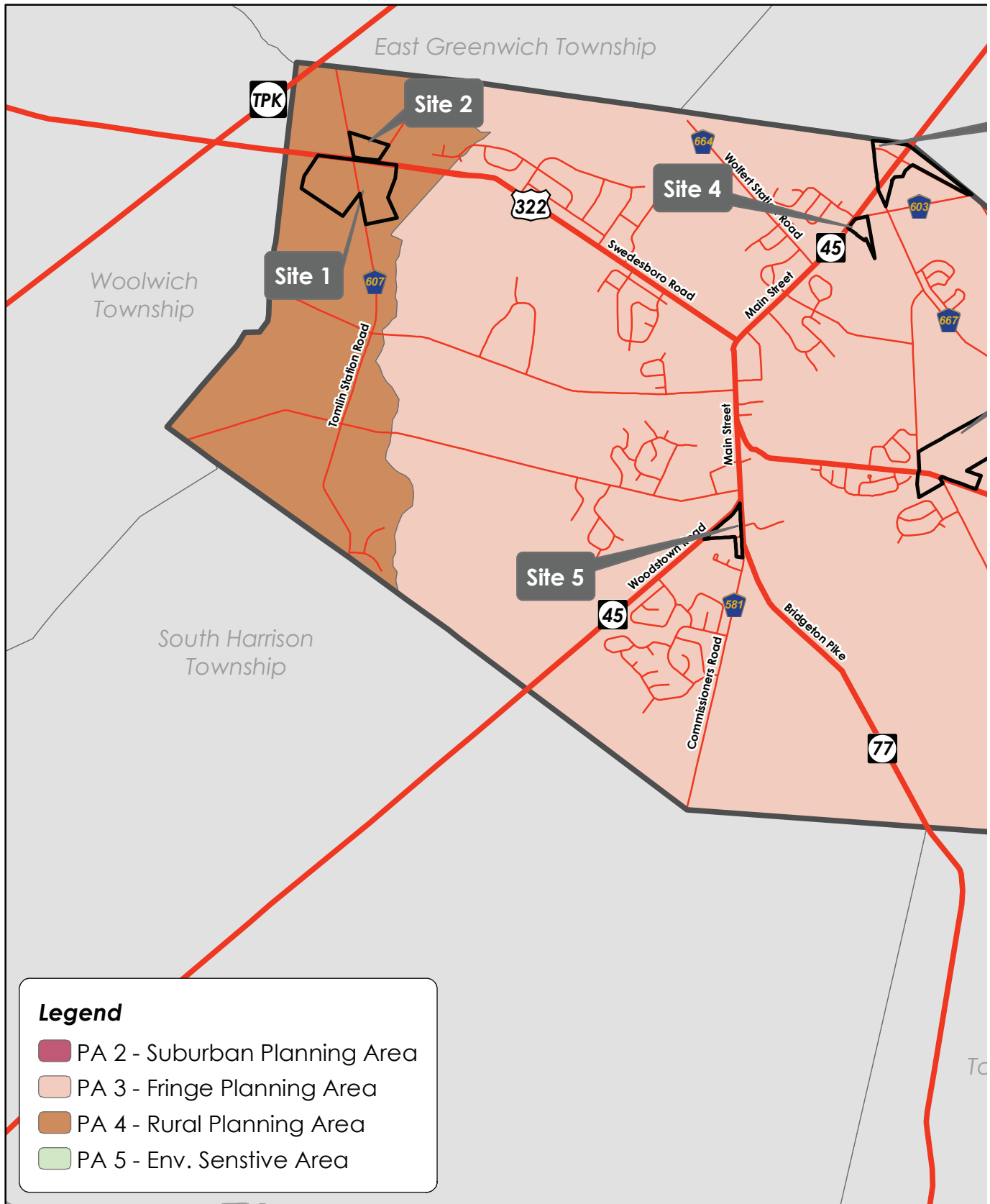


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COAH Sites

0 0.25 0.5 1 Mile



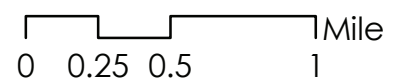


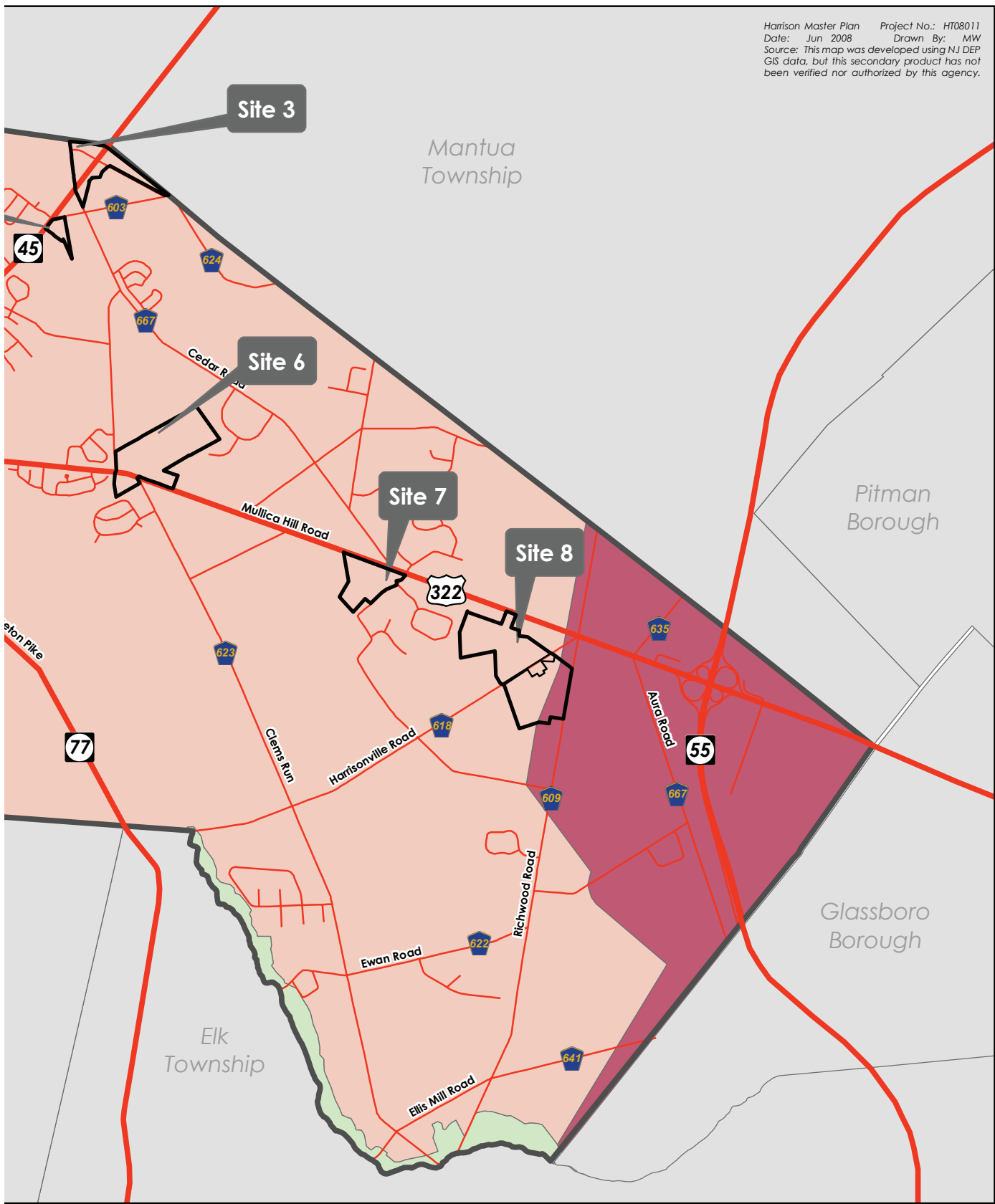
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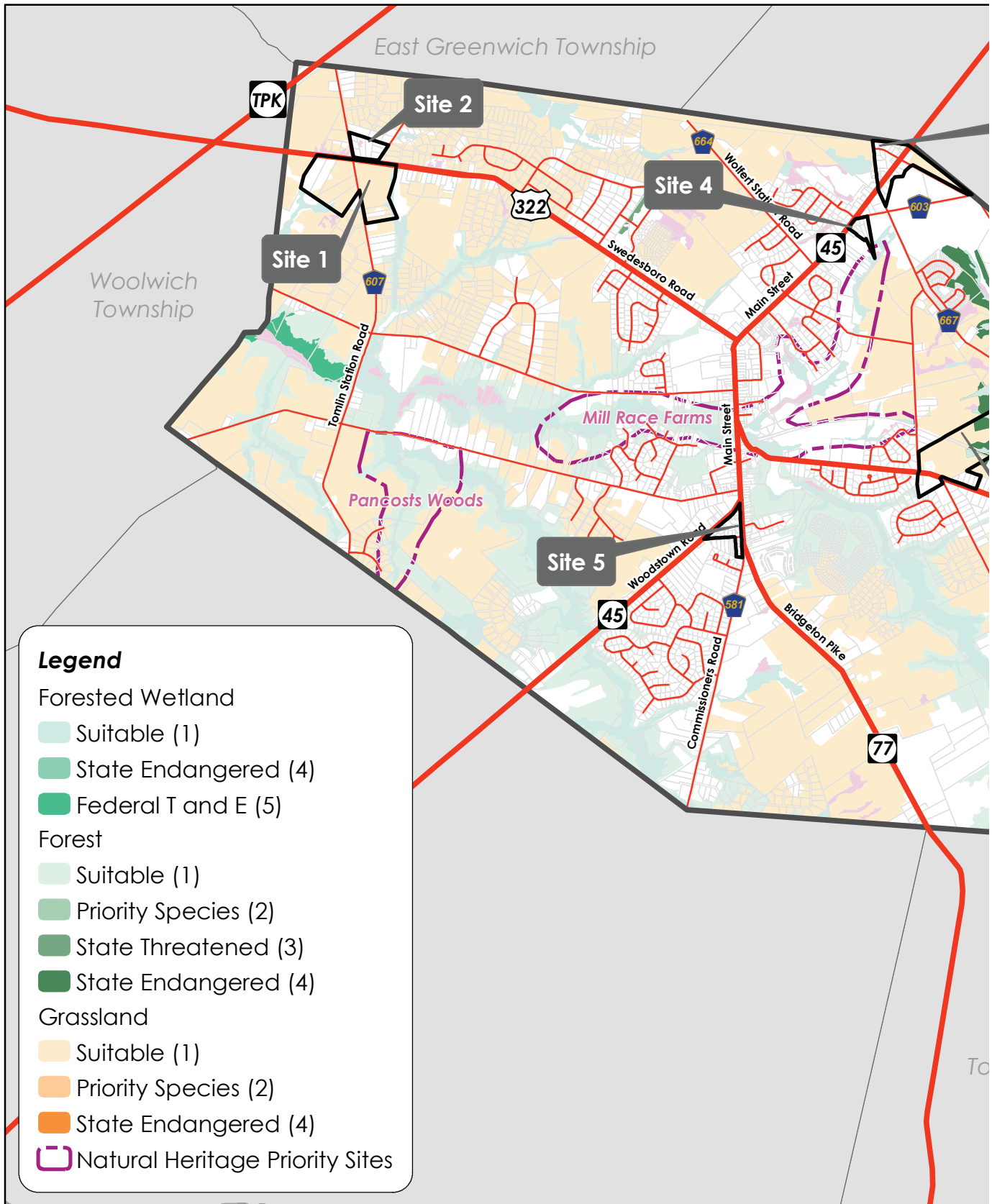


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State Planning Areas







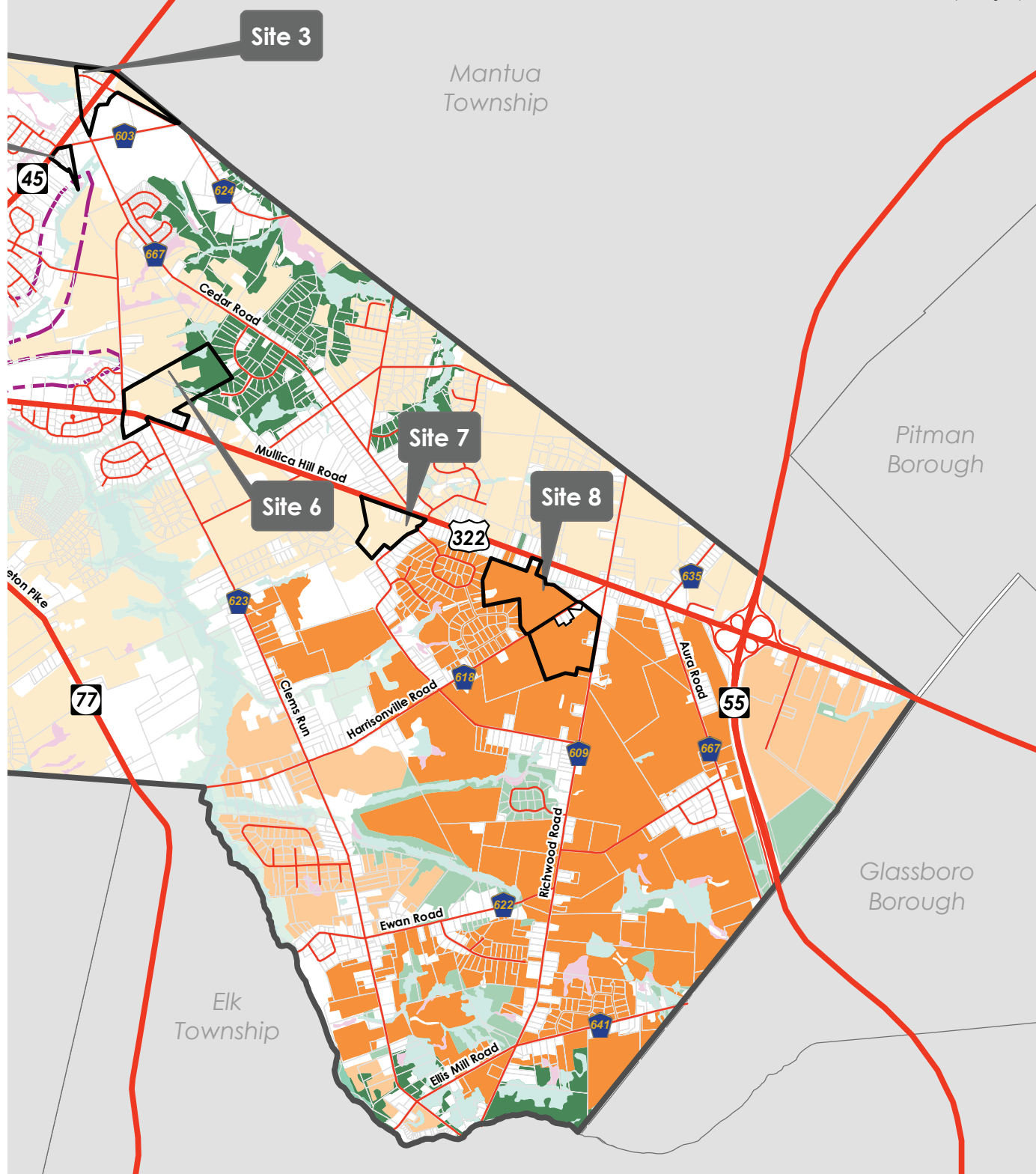
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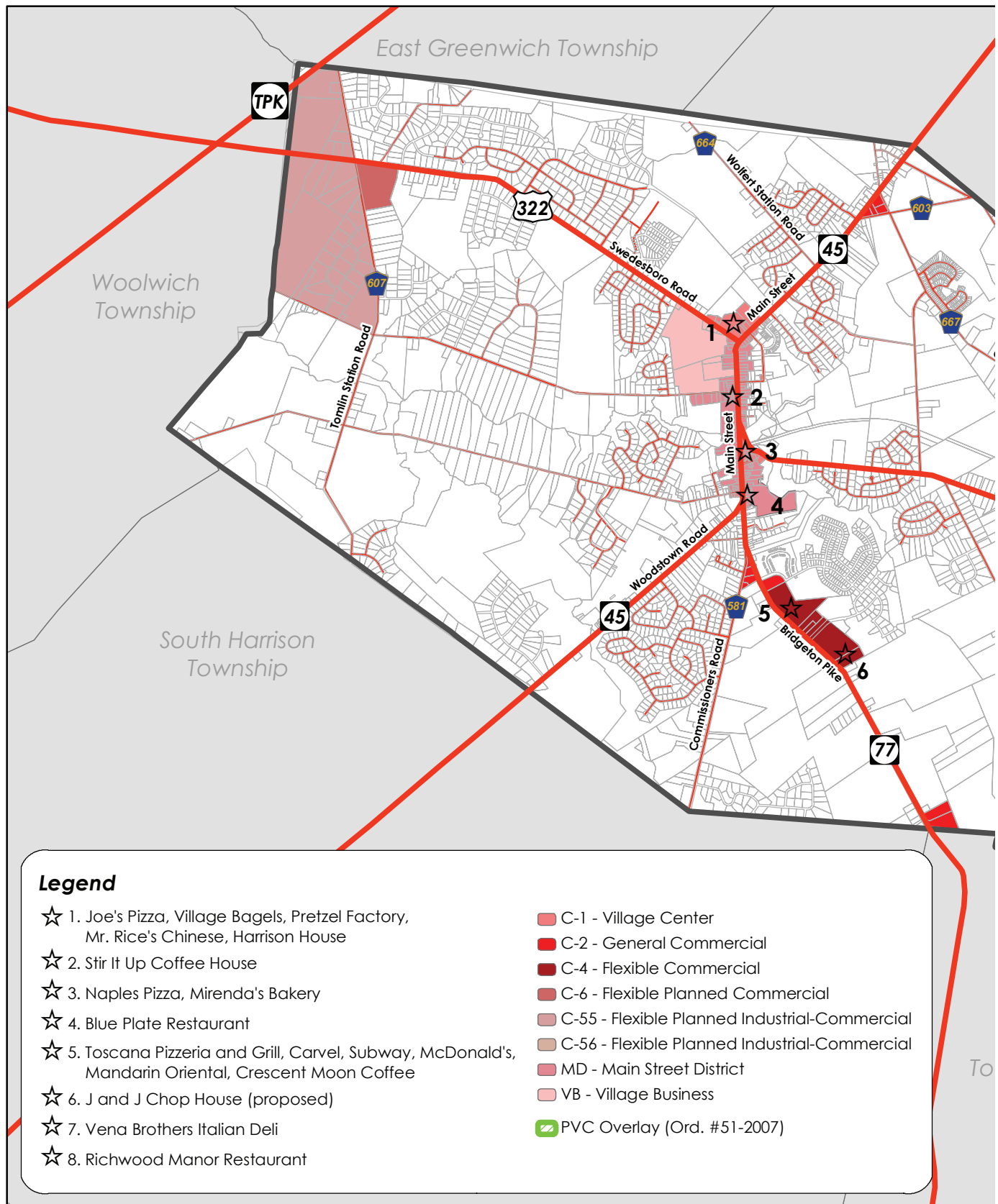


GROUPmelvinDESIGN

NJDEP Landscape Project

0 0.25 0.5 1 Mile





Harrison Township
Gloucester County, New Jersey



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Restaurant Locations and Zoning

