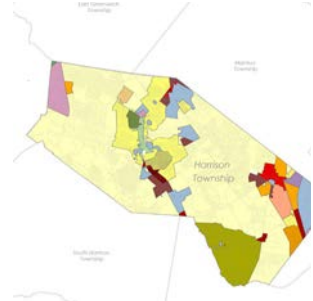
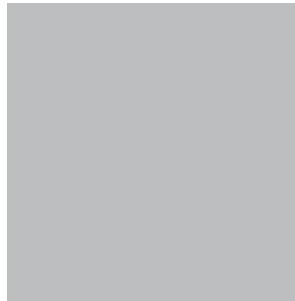


# MASTER PLAN RE-EXAMINATION REPORT



## HARRISON TOWNSHIP GLOUCESTER COUNTY, NJ

November 2018

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## Acknowledgements

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Louis Manzo

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Dennis Clowney, Deputy Mayor  
Vincent Gangemi, Sr.  
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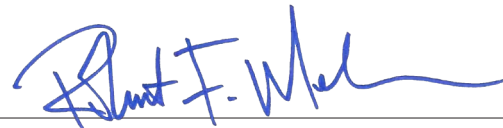
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# 1.0 Introduction

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 16 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 ten (10) years, a general reexamination of the Township Master Plan and development regulations by the Land Use Board. This Re-examination Report fulfills this local obligation. Furthermore, this report must be adopted by the Land Use 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 Land Use 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 Re-examination Report on February 15, 2007.
- F. A statement of Goals and Objectives on October 7, 1999.
- G. Land Use Plan Element Adopted on February 10, 2000, Amendment May 7, 2001.
- H. Open Space and Recreation Plan on December 7, 2006.
- 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. Housing Plan and Fair Share Plan Adopted in May 2007.
- Q. Housing Plan and Fair Share Plan Adopted November 2008.
- R. Master Plan Re-examination Report on July 17, 2008.
- S. Master Plan Re-examination Report on March 2013.
- T. Master Plan Re-examination Report on December 2015.

### **1.1. Redevelopment Plans /Investigations**

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.

Harrison Township has undertaken the following Redevelopment Investigations and adopted Redevelopment Plans :

1. Richwood- Planned Village Center – Investigation and Plan
2. Chatham Road- Investigation
3. Mullica Hill Gas Station – Investigation and Plan
4. Route 322 – Assisted Living Investigation and Plan
5. Breakneck and Cedar Road – Senior Housing Investigation and Plan
6. Block 4, Lot 1 – Investigation and Plan
7. Henry Harris landfill – Investigation
8. Rehabilitation Plan – Tomlin Station & Adjacent Parcels
9. Historic District Rehabilitation – Designation
10. Barnesboro Road Investigation - Designation
11. East of Route 55 Investigation - Designation
12. Cedar Road and Route 45 - Investigation and Plan
13. Route 322 Bypass and Route 322 - Investigation

14. Mullica West - Investigation and Plan
15. Route 55 East - Investigation
16. Block 62, Lots 6, 7, & 8 Investigation and Plan
17. Main St at East Wolfert Station Rd - Investigation
18. US 322 and Richwood Road - Investigation
19. Block 29.06, Lot 10 - Plan
20. Block 41, Lots 1, 1.01, 2, & 2.01 - Investigation and Plan
21. Tomlin Station Road - Investigation
22. Block 56, Lots 1.03, 1.04, 1.05, 2, 3.01, 3.02, 4, 4.01, & 4.02 - Investigation
23. Mullica Hill Commons Shopping Center - Investigation and Plan
24. Naples Pizza - Plan
25. Block 59, Lots 17, 17.02, 17.03 - Amended Plan
26. Inspira Hospital- Plan
27. Tomlin Station Redevelopment Area - Plan
28. Block 46, Lot 5 - Investigation
29. Block 46, Lot 2 and Block 47 Lots 1, 2, 3, 3.01, and 4 - Investigation

## 2.0 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:

### **2.1. 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 fifteen years. The upgrades made to N.J.S.H. Route 55 between Deptford and Port Elizabeth have spurred this activity, as well as construction of the Route 322 By-pass and the widening of Route 322.

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 overall agricultural and rural 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, and quality non-residential development.

New redevelopment is moving forward or planned to move forward in several areas within the Township. Inspira is currently constructing a new hospital-anchored medical office complex at the intersection of Route 322 and NJ-55. The campus will include a modern acute care hospital along with medical offices and related services. The campus will also provide high-quality open spaces and landscaping that will promote a patient and visitor-friendly environment.

In addition, several redevelopment areas have been designated to provide a range of market rate and affordable housing and commercial amenities in strategic areas within the Township. The Tomlin Station Redevelopment Area Plan allows for the construction of a combination of commercial uses and up to 400 affordable multifamily residential units. The redevelopment area is envisioned to consist of high-quality buildings and public spaces, such as park-like open spaces and a tot-lot playground, designed and marketed to help meet Harrison Township's affordable housing obligation. As mentioned in the previous Re-Examination Report, intense development is expected to soon occur within the Richwood area. This area is anticipated to include a mix of housing, commercial, and retail uses adjacent to both Route 322 and NJ-55.

### **2.2. 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.

Intense development is expected to occur soon within the Richwood Redevelopment Area located

within the Richwood Sewer Service Area. The treatment plant for development within this area will probably be addressed by working with the Gloucester County Utility Authority (GCUA). If sanitary sewer service is not made available along the N.J.S.H. Route 55 corridor, the potential for high value commercial and other non-residential uses, which would add to the tax base of the community, may not be realized for some time.

### **2.3. 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.

### **2.4. Environmental concerns have become a priority with regard to new development.**

As we adapt to 21st century climate challenges, protection of the environment is of great concern. The limitations to development on wetlands have rendered some portions of Harrison Township undevelopable 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.

### **2.5. The plan does not assume any major economic upheavals.**

All plans must recognize that the economy works in a cyclical manner. A significant portion of past decades has seen a continued growth period which has resulted in the current development pressures in the Township while the economy has also experienced periods of stagnation or decline. 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.

### **2.6. 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.

## 3.0 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.**

Harrison Township has not experienced any major problems or objectives related to land development in the Township since the Master Plan Re-examination Report adopted in December of 2015 and revised per Planning Board comments in January 2016.

B. **The extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

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 last Master Plan update in March of 2013, there have been limited changes to which problems and objectives have been further reduced. One notable exception is the rehabilitation of Mullica West for 168 affordable apartments located in seven residential buildings and the approval to construct two additional buildings for another 48 affordable units. Affordability controls have been placed on the units.

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.**

The assumptions and policies that formed the basis of the Master Plan have not changed significantly, but the Township continues to periodically reevaluate its current land use patterns and zoning to identify those areas that may be suitable for additional residential development.

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.**

As a response to steadily increasing pressure for additional residential development in the Township, this re-examination offers a careful analysis of potential development sites and recommends zoning changes for each of those sites.

Legislation enacted by the State of New Jersey may also impact Harrison Township; new land use regulations are recommended so the health, safety, and welfare of residents is not negatively effected by this legislation. On January 18, 2010, Governor Jon Corzine signed into law S. 119, the Compassionate Use Medical Marijuana Act (CUMMA). This law permitted the use of medical cannabis for persons with certain conditions. It also permitted six alternative treatment centers, or ATCs, to open in order to provide medical cannabis to patients. Of the six treatment centers, only one is within any proximity of the Township, approximately 15 miles away in Bellmawr, NJ.

In August of 2018, the New Jersey Department of Health Division of Medical Marijuana released a request for applications for Alternative Treatment Centers. The intention is to allow six additional ATCs to open in New Jersey. As new ATCs are allowed to come online, Harrison Township should consider where in the Township ATCS that dispense Medical Marijuana, and uses associated with ATCS, such as inventory storage, cultivation, harvesting, and processing of Medical Marijuana are appropriate.

- 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 Township.

## 4.0 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. Township goals also include those that have been identified in the NJ Municipal Land Use Law. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Land Use 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.
4. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township.
5. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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:

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

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 Land Use 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.

# 5.0 Policy Analysis

## 5.1. ECONOMIC DEVELOPMENT

### A. 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” and “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”. 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, and in 2008 and 2015. In these 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”. Furthermore, in the 2015 Master Plan Re-examination, it was written that the Township of Harrison desired to expand its non-residential tax base by increasing opportunities for employment growth and development in appropriate locations.

### B. Harrison Township Population & Employment Forecasts

Harrison Township had an estimated 2010 population of 12,417 (2010 Census), compared with a 8,785 population in 2000 (2000 Census). According to the Delaware Valley Regional Planning Commission (DVRPC), Harrison Township is one of the municipalities with the greatest forecast percent change in employment between 2015 to 2045 among DVRPC’s region, at 63.92% change. **Table 1** summarizes the projected growth for Harrison Township and adjacent municipalities.

### C. Medical Marijuana

This Re-examination Report examines Medical Marijuana legislation enacted by the State of New Jersey that has the potential for increasing the opportunity for additional non-residential development, expansion of the tax base, and job creation for Harrison Township, in accordance with stated Master Plan Goals.

As such, a policy must be developed for Medical Marijuana uses in the Township that supports and is supported by existing Master Plan goals and objectives and reliable population to jobs ratios, and that does not negatively impact the health, safety and welfare of Township residents.

**Table 1. Adjacent Municipalities & Harrison Township Population & Employment Forecasts**

Area	2015 Population	2015 Employment	2025 Forecasted Employment	2035 Forecasted Employment	2045 Forecasted Employment	Percent Change 2015-2045
East Greenwich	10,380	2,593	2,817	3,027	3,155	21.67%
Elk	4,156	1,106	1,465	1,813	2,126	92.22%
Glassboro	19,216	7,359	8,475	9,098	10,380	41.05%
Mantua	15,054	5,333	6,436	7,501	8,396	57.43%
Woolwich	12,295	2,643	4,140	5,605	6,981	164.13%
Gloucester County	291,479	121,382	134,902	147,682	156,686	32.24%
<b>Harrison</b>	12,984	3,492	4,291	5,063	5,724	63.92%

Source: DVRPC, Regional, County, and Municipal Forecast, 2015-2045. <https://www.dvrpc.org/webmaps/empforecasts/>

# 6.0 Medical Marijuana

## 6.1. Medical Marijuana in New Jersey

On January 18, 2010, Governor Jon Corzine signed into law S. 119, the Compassionate Use Medical Marijuana Act (CUMMA). This law permitted the use of medical cannabis for persons with listed conditions: cancer, glaucoma, multiple sclerosis, HIV/AIDS, seizure disorder, Lou Gerhig’s disease, severe muscle spasms, muscular dystrophy, inflammatory bowel disease, Crohn’s disease and any terminal illness (defined as an illness for which a physician certifies that the patient will die within one year).

To procure medical cannabis, patients or their caregivers must visit an alternative treatment center, or ATC, which are licensed by the State of New Jersey and regulated by the Department of Health (the Department). On March 21, 2011, the Department announced the selection of six ATC applicants to move forward in the permitting process. In August of 2018, the Department released a request for additional applications for Alternative Treatment Centers with the intention to allow six additional ATCs to open in New Jersey. As part of CUMMA, ATCs are authorized to acquire a reasonable initial and ongoing inventory, as determined by the department, of marijuana seeds or seedlings and paraphernalia, possess, cultivate, plant, grow, harvest, process, display, manufacture, deliver, transfer, transport, distribute, supply, sell, or dispense marijuana, or related supplies to qualifying patients or their primary caregivers.

Existing Alternative Treatment Centers (ATCs) are also permitted to apply for a waiver to add satellite cultivation and dispensing sites. At the time of the preparation of this report, the Department of Health is considering waivers of this regulatory provision in advance of formal rule making on regulations for satellite locations. The Department is proposing to allow current ATCs to dispense at satellite locations and to permit more than one cultivation site per ATC, with Department approval.

Medical cannabis has a different chemical makeup than its recreational counterpart, which minimizes the psychoactive affects of the marijuana. Marijuana is comprised of many different chemicals, known as cannabinoids. The primary cannabinoids present in both medical and recreational marijuana are tetrahydrocannabinol (THC) and cannabidiol (CBD). THC is the psychoactive compound, which produces the “high” from marijuana, while CBD does not. Medical marijuana typically has a much higher concentration of CBD, which cancels out the psychoactive effects of the THC while providing physiological benefits such as pain relief.

## 6.2. Uses

This report examines the appropriateness of certain Medical Marijuana related uses in order to expand the local employment base to provide local jobs for residents and to help to stabilize the tax base of the Township, while also protecting the health, safety, and welfare of residents through appropriate regulations and siting of uses.

### 1. Medical Marijuana Dispensary

For the purposes of this report, a medical marijuana dispensary is meant to mean an Alternative Treatment Center (ATC), licensed to operate by the Department of Health of the State of New Jersey, that dispenses to registered qualifying patients usable medicinal marijuana and related paraphernalia in accordance with the provisions of the New Jersey Compassionate Use Medical Marijuana Act. The dispensary shall be a secured, enclosed facility. Retail sale of recreational marijuana or related products to the general public is expressly prohibited.

Two (2) ATCs are currently located within Southern Region, and there is the potential for the addition of two more based on expansion plans by the Department of Health. Because of the current ease of accessibility, it is recommended that, at this time, Harrison Township should not permit dispensaries. The Township does not possess an appropriate district in which to permit Alternative Treatment Centers that distribute usable marijuana, and furthermore, the districts where production and cultivation may be acceptable are not appropriate for dispensaries due to the non-commercial nature of these areas. These areas are not suited to absorb the amount of traffic that may be generated by a commercial use such as a dispensary.

## **2. Indoor Cultivation Facility**

For the purposes of this report, an Indoor Cultivation Facility is an enclosed, locked facility used for the production of marijuana for medical use, which further adheres to Subchapter 10 of N.J.A.C. 8:64: Plant Cultivation Authorized Conduct.

Based on the goals and objectives of the Township, and the rules of the Medical Marijuana Program, an indoor cultivation site is an acceptable marijuana related use, so long as the cultivation site does not also include any uses deemed non-permitted, such as retail sales and dispensing of medical marijuana and related products, and the facility shall provide only wholesale products to other medical marijuana facilities. The facility should be designed in such a way to mitigate nuisances such as odor impacts and energy impacts.

An ATC that is authorized by permit to cultivate medicinal marijuana at one location and to dispense it at a second location shall transport only usable marijuana from the cultivation site to the dispensing site, or intermediary locations such as a production or storage facility, according to a delivery plan submitted to the Township of Harrison and to the Department of Health.

## **3. Production Facility**

For the purposes of this report, a production facility is meant to mean an enclosed, locked facility where medical marijuana is prepared for distribution. The production facility should further adhere to Subchapter 10 of N.J.A.C. 8:64: Plant Cultivation Authorized Conduct and all medical marijuana should be stored securely in compliance with 21 CFR 1301.72.

Based on the goals and objectives of the Township, and the rules of the Medical Marijuana Program, an indoor production facility is an acceptable marijuana related use, so long as the facility does not also include any uses deemed non-permitted, such as retail sales and dispensing of medical marijuana and related products, and the facility shall provide only wholesale products to other medical marijuana facilities. The facility should be designed in such a way to mitigate nuisances such as odor impacts.

A production facility may be sited within the same physical structure as other acceptable marijuana related uses, including indoor cultivation facilities and storage facilities. An ATC that is authorized by permit to prepare medicinal marijuana at one location and to dispense it at a second location shall transport only usable marijuana from the cultivation site to the production facility, and from production facility to the dispensing site according to a delivery plan submitted to the Township of Harrison and to the Department of Health.

## **4. Storage Facility**

For the purposes of this report, a Storage Facility is an enclosed, locked facility where medical marijuana which was prior prepared for distribution is stored securely. The storage facility should adhere to Subchapter 10 of N.J.A.C. 8:64: Plant Cultivation Authorized Conduct.

Based on the goals and objectives of the Township, and the rules of the Medical Marijuana

Program, an indoor storage facility is an acceptable marijuana related use, so long as the facility does not also include any uses deemed non-permitted, such as retail sales and dispensing of medical marijuana and related products, and the facility shall provide only wholesale products to other medical marijuana facilities. The facility should be designed in such a way to mitigate nuisances such as odor impacts.

A storage facility may be sited within the same physical structure as other acceptable marijuana related uses, including indoor cultivation facilities and storage facilities. An ATC that is authorized by permit to cultivate and prepare medicinal marijuana at one location and to dispense it at a second location shall transport only usable marijuana from the cultivation site to the production and/or storage facility, and from production/storage facility to the dispensing site according to a delivery plan submitted to the Township of Harrison and to the Department of Health.

#### **5. Academic Clinical Research Centers**

For the purposes of this report, an Academic Clinical Research Center is an accredited medical school within the State of New Jersey that operates or partners with an acute care hospital licensed within the State for the purposes of conducting medical marijuana research on patient health and safety, medical applications and/or the dispensing and management of controlled substances.

Based on the goals and objectives of the Township, and the rules of the Medical Marijuana Program, an academic clinical research center is an acceptable marijuana related use, so long as the facility does not also include any uses deemed non-permitted, such as retail sales and dispensing of medical marijuana and related products. The center should be designed in such a way to mitigate nuisances such as odor impacts.

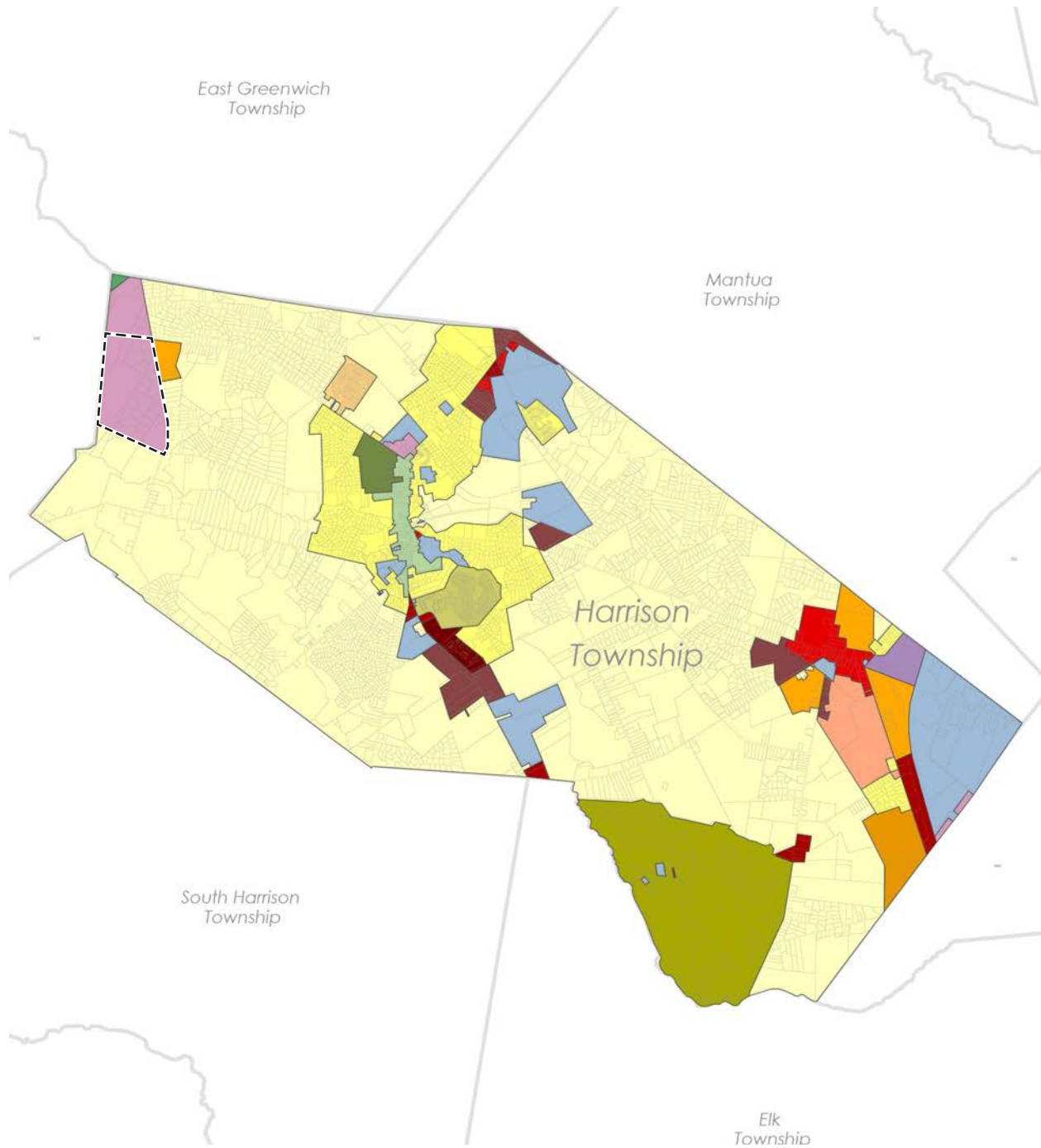
At this time, the legislation regulating medical marijuana does not specifically reference medical marijuana academic clinical research, nor does it regulate such uses. It is recommended that the The Township of Harrison seek clarification from the legislature regarding academic clinical research centers prior to making a decision regarding the permissibility of the use.

#### **6. Medical Marijuana Transport and Delivery Vehicle Office**

For the purposes of this report, a Medical Marijuana Transport and Delivery Vehicle Office is any facility used to house delivery vehicles for supplying marijuana plants or seeds to one or more marijuana grower/processors and/or dispensaries.

Based on the goals and objectives of the Township, and the rules of the Medical Marijuana Program, a Medical Marijuana Transport and Delivery Vehicle Office is an acceptable marijuana related use, so long as the facility does not also include any uses deemed non-permitted, such as retail sales and dispensing of medical marijuana and related products. The center should be designed in such a way to mitigate nuisances such as odor impacts.

Figure 1. Appropriate Areas, Medical Marijuana Uses



**Zoning District Designations**

- |  |  |  |
|--|--|--|
|  (AC) Adult Community Development   |  (C-6) Flexible Planned Commercial District |  (R-2) Residential District                     |
|  (C-1) Village Center District  |  (INS) Institutional District               |  (R-4) Special Residential District             |
|  (C-2) General Commercial District  |  (MSD) Main Street District                 |  (R-7) Special Residential District             |
|  (C-4) Flexible Commercial District   |  (PI) Planned Industrial District           |  (RCD) Residential Conservation Design District |
|  (C-55) Flexible Planned Industrial-Commercial District   |  (PO) Professional Office                   |  (RR) Rural Residential District                |
|  (C-56) Flexible Planned Industrial-Commercial District   |  (R-1) Residential- Agricultural District   |  (VB) Village Business                          |
|  Zoning Districts where conditional use permitting of Medical Marijuana related uses may be appropriate |  |  |

### 6.3. Location Analysis and District Regulations

This Report examines areas that due to site, road, and contextual conditions may be appropriate for the land use intensity associated with appropriate Medical Marijuana uses as defined in 6.2. The following sites were analyzed, located on [Figure 1](#) and discussed in detail below.

#### 6.3.a. Site Analysis

##### 1. Access to Highways

One of the most important site characteristics for Medical Marijuana uses is access to regional transportation infrastructure. This is particularly important for all of the uses associated with cultivation, production, storage facilities, and transport. The C-55 Flexible Industrial-Commerical District offers direct access to the NJ Turnpike less than a mile west of the district. Route 322 also provides easy access to NJ-55 on the eastern side of the township, approximately 7 minutes (4 miles) from the C-55 district.

##### 2. Industrial Uses or Character

Medical Marijuana uses are most appropriate in areas that currently permit industrial uses, or where the character is primarily industrial to accommodate larger uses including storage warehouses, loading and unloading areas, agricultural production, and research centers. Industrial facilities are similar in size and operation to the suggested Medical Marijuana facilities, and parcels in industrial districts are typically larger. Depending on the size of the parcel there also may be opportunities to accommodate multiple uses in proximity to one another as part of a larger complex. Such clustering of related uses would be consistent with the intent of the C-55 district to "promote the orderly and sound development of multi-use areas...near major highways" (Harrison Township Zoning Ordinance, §225-18.1).

The C-55 zone currently permits a wide variety of commercial and industrial uses compatible with the proposed medical marijuana uses, including: offices, research laboratories, warehousing and distribution, manufacturing or processing facilities, fabrication, and agricultural. The uses that currently exist within the district are primarily commercial or industrial in character, with the exception of a day care located off of Tomlin Station Road just north of Route 322. However, there is enough available land in the district that any use associated with Medical Marijuana could be located an appropriate distance from the day care, as well as buffered from any nearby residential.

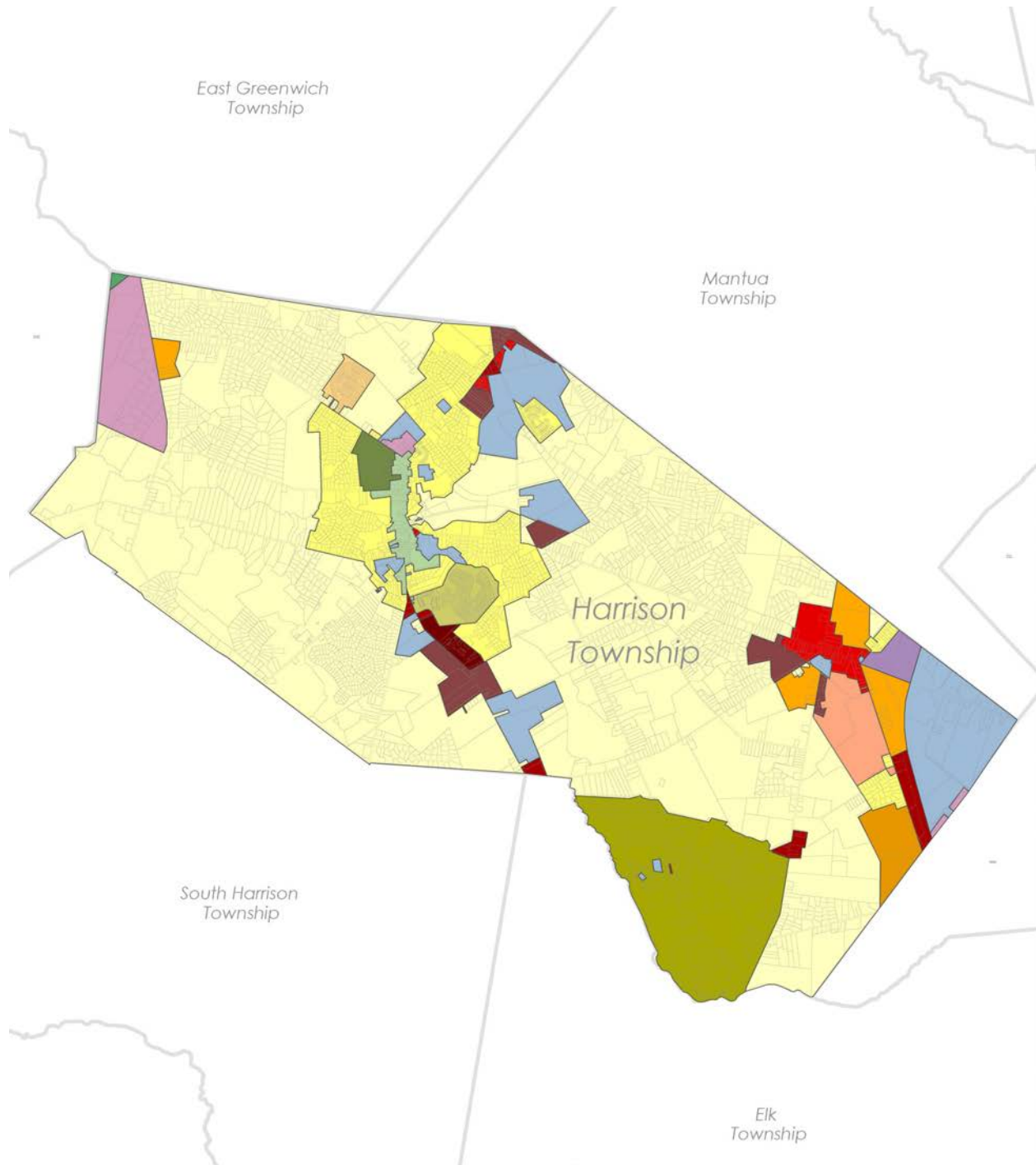
##### 3. Proximity to Health Care and Research Centers

Proximity to health care and research centers is also beneficial should the state of New Jersey begin to allow for the study of marijuana. This is especially important for the creation of Academic Clinical Research Centers. The new Inspira Hospital medical campus under construction at the intersection of Route 322 and NJ-55 is a short drive (approximately 4 miles) from the C-55 district, and Rowan University is about 15 minutes away in Glassboro. Both could be important assets to the research, production, and distribution of Medical Marijuana.

##### 4. Distance from Incompatible Uses

It is typical for Medical Marijuana uses to be located away from child-related uses like schools and day cares. Most of the parcels within the C-55 district meets this criteria, however there is a day care located on Tomlin Station Road just north of Route 322. This is the primary reason it is not recommended that Medical Marijuana uses be permitted in the portion of the C-55 district north of Route 322 (See [Figure 1](#)).

Figure 2. Zoning Districts, Harrison Township



**Zoning District Designations**

- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> (AC) Adult Community Development                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> (C-6) Flexible Planned Commercial District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (R-2) Residential District                     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> (C-1) Village Center District                          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66b3ff; border: 1px solid black; margin-right: 5px;"></span> (INS) Institutional District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #999933; border: 1px solid black; margin-right: 5px;"></span> (R-4) Special Residential District             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> (C-2) General Commercial District                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> (MSD) Main Street District                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> (R-7) Special Residential District             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4b0082; border: 1px solid black; margin-right: 5px;"></span> (C-4) Flexible Commercial District                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> (PI) Planned Industrial District           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> (RCD) Residential Conservation Design District |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c080ff; border: 1px solid black; margin-right: 5px;"></span> (C-55) Flexible Planned Industrial-Commercial District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black; margin-right: 5px;"></span> (PO) Professional Office                   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808000; border: 1px solid black; margin-right: 5px;"></span> (RR) Rural Residential District                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> (C-56) Flexible Planned Industrial-Commercial District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (R-1) Residential- Agricultural District   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; border: 1px solid black; margin-right: 5px;"></span> (VB) Village Business                          |

### 6.3.b. Zoning Analysis

Medical Marijuana related uses are permitted in Zoning Districts according to the [Table 2](#).

**Table 2. Zone Regulations - Medical Marijuana Uses**

		USE					
		Academic Clinical Research Center	Dispensary	Storage	Cultivation	Processing	Transport Vehicle Offices
ZONING DISTRICT	AC	N	N	N	N	N	N
	C-1	N	N	N	N	N	N
	C-2	N	N	N	N	N	N
	C-4	N	N	N	N	N	N
	C-55	Y*	N	Y*	Y*	Y*	Y*
	C-56	N	N	N	N	N	N
	C-6	N	N	N	N	N	N
	INS	N	N	N	N	N	N
	MSD	N	N	N	N	N	N
	PI	N	N	N	N	N	N
	PO	N	N	N	N	N	N
	R-2	N	N	N	N	N	N
	R-2	N	N	N	N	N	N
	R-4	N	N	N	N	N	N
	R-7	N	N	N	N	N	N
	RCD	N	N	N	N	N	N
	RR	N	N	N	N	N	N
	VB	N	N	N	N	N	N
* Indicates Conditional Use Only							

1. Medical Marijuana Dispensaries, Indoor Cultivation Facilities, Production Facilities, Storage Facilities, Academic Clinical Research Centers, and Medical Marijuana Transport and Delivery Vehicle Offices are permitted as a conditional uses in the Flexible Planned Industrial-Commercial District (C-55). In all districts where Medical Marijuana associated uses are permitted with conditions, the applicable conditional use standards found in 6.3.c. of this Master Plan Re-examination should apply.
2. Medical Marijuana Dispensaries, Indoor Cultivation Facilities, Production Facilities, Storage Facilities, and Medical Marijuana Transport and Delivery Vehicle Offices may be combined on the same site.

### 6.3.c. Conditional Use Regulations

The following conditions are offered as guidance for incorporation into the Zoning Ordinance.

#### A. Academic Clinical Research Centers

1. Parking requirements will follow the Off-Street Parking Regulations for institutions, and/or as listed for colleges, universities, technical or fine arts schools, as appropriate.
2. An academic clinical research center may only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features.
3. All external lighting serving an academic clinical research center must be shielded in such a manner to not allow light to be emitted skyward or onto adjoining properties.
4. A minimum 100' planted buffer is required where an academic clinical research center adjoins a residential district. A minimum 50' planted buffer is required along all other property lines.

#### B. Medical Marijuana Dispensaries

1. A medical marijuana dispensary must be legally registered in the State of New Jersey and possess a current valid medical marijuana permit from the Department of Health.
2. A medical marijuana dispensary is recommended to be a maximum of 5,000 square feet, of which no more than 20% may be used for secure storage of product.
3. Parking requirements will follow the Off-Street Parking Regulations for medical and dental offices, including outpatient clinics.
4. Dispensaries shall be a minimum distance of 1,000 feet from the next nearest medical marijuana dispensary within the same jurisdiction. This separation of distance does not apply to the distance between the dispensary and complementing or supporting businesses. Dispensaries may or may not be located on the same site as indoor cultivation facilities, production facilities, academic clinical research centers, vehicle transport service offices, and storage facilities.
5. Dispensaries may not locate within 1,000 feet of the property line of a public, private, or parochial school or day-care center.
6. A minimum 100' planted buffer is required where a dispensary adjoins a residential district. A minimum 50' planted buffer is required along all other property lines.
7. Entrances and driveways to a medical marijuana dispensary must be designed to accommodate the anticipated vehicles used to service the facility. Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed it should be from within a secure environment.
8. All external lighting serving a dispensary must be shielded in such a manner to not allow light to be emitted skyward or onto adjoining properties.

#### C. Indoor Cultivation and Production Facilities

1. A medical marijuana grower/processor may only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features required. The grower/processor facility shall not be located in a trailer, cargo container, mobile unit, mobile home, recreational vehicle or

other motor vehicle.

2. The maximum floor area of a medical marijuana grower/processor shall be limited to 100,000 square feet, of which sufficient space must be set aside for secure storage of marijuana seeds, related finished product, and marijuana related materials used in production or for required laboratory testing.
  3. Not more than 75% of the gross land area shall be impervious coverage.
  4. There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing or testing occurs.
  5. Marijuana remnants and byproducts shall be secured and properly disposed of and shall not be placed within any unsecure exterior refuse containers.
  6. The grower/processor shall provide only wholesale products to other medical marijuana facilities. Retail sales and dispensing of medical marijuana and related products is prohibited at medical marijuana grower/processor facilities.
  7. Grower/processors may not locate within 1,000 feet of the property line of a public, private, or parochial school or day-care center.
  8. All external lighting serving a medical marijuana grower/processor must be shielded in such a manner to not allow light to be emitted skyward or onto adjoining properties.
  9. Green building design techniques are required to reduce the energy consumption and heat generation associated with Medical Marijuana production facilities who are using systems such as hydroponics to grow marijuana indoors. These techniques may include, but are not limited to: solar screening, green or vegetative roofs, highly reflective and emissive roofing material, greywater or condensate reclamation systems, and light emitting diode (LED) lighting.
  10. Medical Marijuana production facilities are required to use renewable energy sources, such as solar or wind, to offset the substantial energy production requirements of systems such as hydroponics used to grow marijuana indoors. The renewable energy source does not need to be located on-site.
  11. Parking requirements will follow the standards in Article XII: Off-Street Parking, Loading, and Bicycle Parking. The number of parking spaces will follow the standards for wholesale establishments industrial buildings in §225-86.
  12. A minimum 100' planted buffer is required where a medical marijuana grower/processor adjoins a residential district. A minimum 50' planted buffer is required along all other property lines.
  13. Entrances and driveways to a medical marijuana grower/processor must be designed to accommodate the anticipated vehicles used to service the facility.
  14. Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed it should be from within a secure environment.
- D. Medical Marijuana Transport Vehicle Service Offices and Storage Facilities
1. A traffic impact study is required where the office is operated.
  2. Parking requirements will follow the standards in Article XII: Off-Street Parking, Loading, and Bicycle Parking. The number of parking spaces will follow the standards for wholesale establishments industrial buildings in §225-86.

3. All external lighting serving a medical marijuana transport vehicle service must be shielded in such a manner to not allow light to be emitted skyward or onto adjoining properties.
4. A minimum 100' planted buffer is required where a medical marijuana transport vehicle service adjoins a residential district. A minimum 50' planted buffer is required along all other property lines.
5. Entrances and driveways to a medical marijuana transport vehicle service must be designed to accommodate the anticipated vehicles used to enter and exit the premises.
6. All accesses must secure the appropriate highway occupancy permit (State, township or borough).
7. Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed it should be from within a secure environment.
8. For storage facilities and transport vehicle service offices where medical marijuana is temporarily stored, the facility must be secured to the same level as a medical marijuana grower/producer and dispensary.

#### **6.4. Compliance with Master Plan Goals and Objectives**

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

##### **6.4.a. Township Goals for Planning and Development**

- 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.
- 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.
- 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.

##### **6.4.b. Commercial Development Goals**

- 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.

#### 6.4.c. Employment Goals

- 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 the impacts within the critical portion of the Township.

#### 6.4.d. Objectives

- 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.
- Promote the development of attractive and safe neighborhood and highway commercial activities through landscaping and buffer regulations.

## 7.0 Recreational Marijuana

This Re-examination Report examined the potential for the legalization of recreational marijuana in the State of New Jersey. At the time of the preparation of this report, a bill to legalize recreational marijuana has not yet been brought before the State Senate. However, lawmakers have stated that such efforts are ongoing. Governor Murphy also stated that he intends to push for the legalization of marijuana for recreational use.

Furthermore, it is the prerogative the Township of Harrison to declare for itself the public policy of the Township prior to any change in the State law, and to enforce that policy in a manner best suited to the Township not inconsistent with State law. Currently, 30 municipalities in New Jersey have adopted ordinances relating to recreational marijuana sales<sup>1</sup>.

As such, the Township examined the appropriateness of allowance of recreational marijuana related uses. Due to recreational marijuana's negative societal consequences and deleterious effects on the quality of life, as well as the health, safety, and welfare of Township residents, this report finds the retail sale of recreational marijuana is not appropriate within Harrison Township.

The prohibition of the sale of recreational marijuana should not affect medical marijuana facilities discussed as recommended for the Township within 6.0. who are legally operating according to township ordinances and regulations, and operating pursuant to the "New Jersey Compassionate Use Medical Marijuana Act," N.J.S.A. 24:6l-1 et seq.

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1 Guion, Payton. "30 N.J. towns will ban the sale of legal weed. Here's the full list." NJ.com. [https://www.nj.com/marijuana/2018/08/more\\_than\\_30\\_nj\\_towns\\_have\\_now\\_banned\\_marijuana\\_ha.html](https://www.nj.com/marijuana/2018/08/more_than_30_nj_towns_have_now_banned_marijuana_ha.html) (accessed September 27, 2018).

## 8.0 Rezoning Analysis

The Township of Harrison desires to provide a variety of dwelling units and adequate living space for all, while preserving the Township's open spaces and rural character. In maintaining consistency with the Master Plan goals and objectives, as demand for housing increases in the Township, land use and development patterns should, to the best extent possible, be concentrated around existing village centers, be located near a mix of other uses, be well-connected to roads, bike paths, and recreational open spaces, and have access to sewer and water. The natural constraints that exist within the Township should also drive the organization of development in the Township.

This Re-examination Report examines several sites that have the potential to accommodate additional residential development. This analysis is supported by existing Master Plan goals and objectives as and reliable population estimates (**Table 2**) that project continued growth within Harrison Township and the surrounding municipalities. Harrison Township had an estimated 2010 population of 12,417 (2010 Census), compared to a population of 8,785 in 2000. According to DVRPC, Harrison Township is projected to experience a 59% increase in population between 2015 and 2045. Surrounding municipalities are also projected to experience steady population growth, which may also contribute to a need for additional housing within the Township.

The areas were identified for residential rezoning based on site, connectivity, and/or contextual conditions that may make them appropriate for a higher-intensity of residential development. Recommended zoning changes are also outlined for each area(s) based on site characteristics.

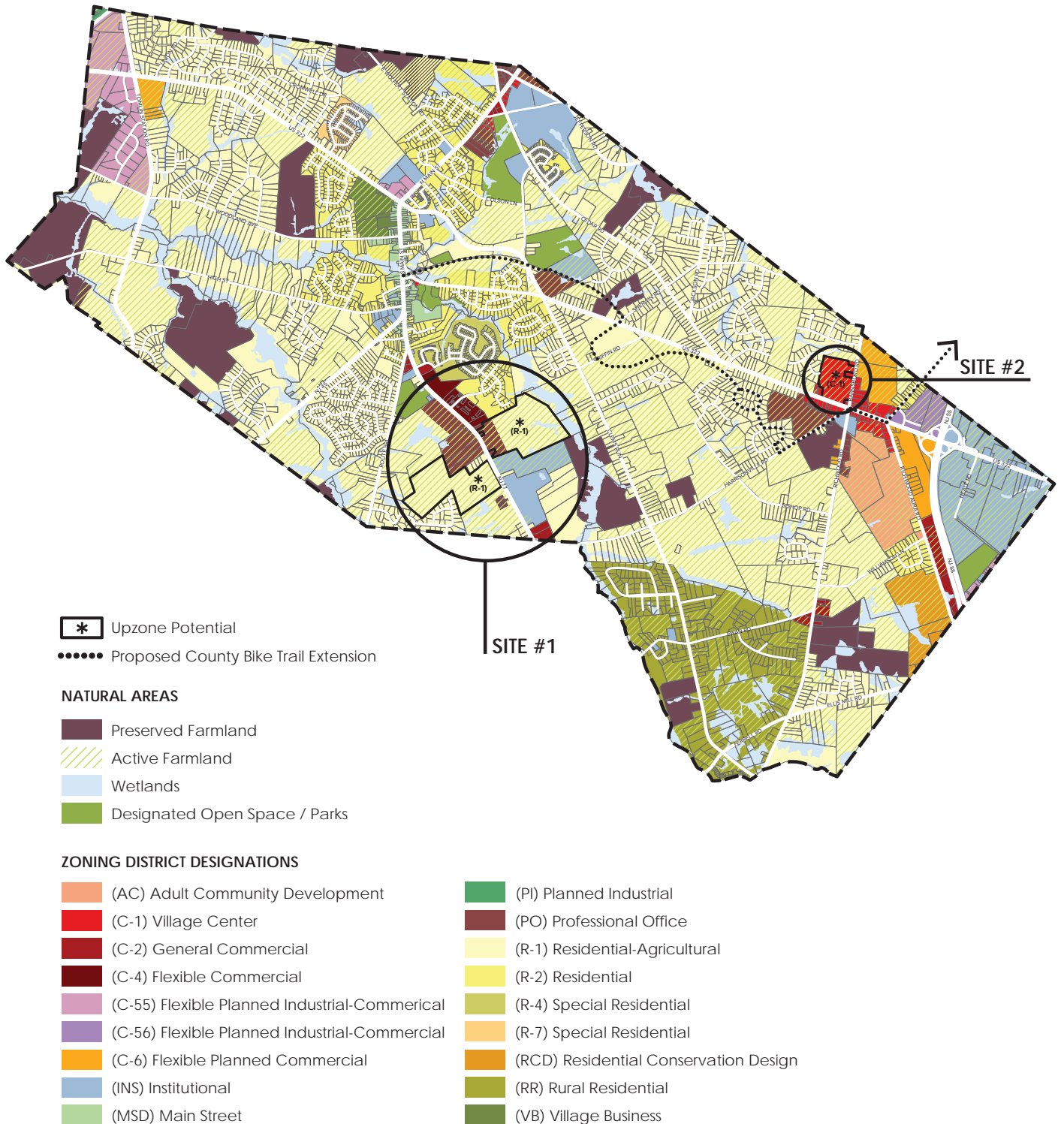
The zones and sites that have been analyzed are located in **Figure 3** and discussed in detail in the following sections.

**Table 3. Adjacent Municipalities & Harrison Township Population Forecasts**

Area	2015 Population	2025 Forecasted Population	2035 Forecasted Population	2045 Forecasted Population	Percent Change 2015-2045
East Greenwich	10,380	11,214	12,003	12,558	20.98%
Elk	4,156	5,274	6,331	7,076	70.26%
Glassboro	19,216	21,538	23,733	25,279	31.55%
Mantua	15,054	17,608	20,021	21,721	44.29%
Woolwich	12,295	17,030	21,505	24,657	100.55%
Gloucester County	291,479	323,969	354,677	379,308	29.10%
<b>Harrison</b>	<b>12,984</b>	<b>15,920</b>	<b>18,695</b>	<b>20,650</b>	<b>59.04%</b>

Source: DVRPC, Regional, County, and Municipal Forecast, 2015-2045. <https://www.dvrpc.org/webmaps/empforecasts/>

Figure 3. Rezoning Sites, with Existing Zoning, Open Space, and Farmland



## 8.1. Site #1

The site in question consists of the following parcel(s):

Block	Lot	Acreage	Address	Owner	Current Zone	Proposed Zone
56	5	99.50	238 & 244 Bridgeton Pike	Eachus, Ward E	R-1	R-3*
57	15	109.4	221 Bridgeton Pike	Sarah F Grasso Family Trust	R-1	R-3*

\*R-3 is a newly proposed zone that does not exist in the current Land Use Ordinance

### 8.1.a. Existing Conditions

Block 56, Lot 5 and Block 57, Lot 15 are located across from one another on Bridgeton Pike, just southeast of where Route 77 splits from Commissioners Road. Both parcels are unimproved land approximately 100 acres in size, and neither is actively used or preserved as farmland. Both parcels are zoned Residential Agricultural (R-1).

A zoning change would increase the amount of permitted residential development on both parcels close to the Mullica Hill Main Street area and continue to concentrate a mix of housing, commercial, and civic uses in and around the village. Shopping, basic amenities, and recreational open space are also close to both parcels to serve new development. The proximity of both parcels to such amenities would also decrease the vehicle miles needed to travel to these uses.

Both parcels have direct road access and can accommodate more than one ingress/egress point on Bridgeton Pike to handle traffic from additional residential development. There may be an opportunity to connect Block 56, Lot 5 to Commissioners Road to disperse traffic through an easement if that is desired. Both parcels are inside the sewer service area.

The parcels are mostly absent of preserved farmland, wetlands, or other conservation areas that would significantly limit the amount of developable land. The one exception is Block 57, Lot 15, which backs up onto Raccoon Creek. However, the parcel is large enough to accommodate a generous buffer around the protected area and a substantial amount of residential development.

### 8.1.b. Proposed Zoning

In light of the conditions outlined above, it is recommended that Block 56, Lot 5 and Block 57, Lot 15 be re-zoned from R-1 to a new R-3 Residential district. Similar to the R-2 district, the purpose of this new zone would be to encourage residential development in harmony with the land use needs of the Township. However, the R-2 zoning does not permit enough additional density per acre to meet the increasing demand for housing development within the Township. The new R-3 district would ensure that the permitted uses and built character remain substantially similar to the existing zoning, while allowing for additional housing density near other residential subdivisions, commercial uses, and public recreational spaces. Recommended regulations for this new zone are outlined below.

1. Recommended permitted uses:
  - Single-family detached houses
  - Agricultural uses, in accordance with the provisions of §200-133
  - Usual farm buildings and dwellings in accordance with §200-133

- Public recreation or private recreation
- Municipal services including but not limited to fire, police and schools
- Private school

1. Recommended area and bulk requirements for the new R-3 zone are as follows:

- Maximum net density: 1 unit per 1/2 acre
- Minimum Lot Area (with sewers or proven septic viability): 15,000 square feet
- Minimum Lot Frontage (with sewers or proven septic viability): 100 feet
- Minimum building setbacks (with sewers):
  - From any interior local road other than a private driveway service a maximum of 2 units: 35 feet
  - From any property line: 20 feet
  - From arterial roadways: 75 feet
- Maximum Building Coverage: 30%
- Maximum Impervious Coverage: 50%
- Maximum Height: 35 feet or 3 stories

## 8.2. Site #2

The site in question consists of the following parcel(s):

Block	Lot	Acreage	Address	Owner	Current Zone	Proposed Zone
29	6	38.8	350 Mullica Hill Rd	Verick	C-1	C-1 / R-5*

\*R-5 is a newly proposed zone that does not exist in the current Land Use Ordinance

### 8.2.a. Existing Conditions

The parcel is located on the northwest corner of the intersection of Route 322 and Barnsboro Road. The parcel is an unimproved lot within the Richwood Village area and approximately 39 acres in size. Though the parcel is currently zoned Village Center (C-1), the uses around the site are primarily residential in nature, with some small commercial uses, farmland, and the Pitman Golf Course in general proximity of the site. The C-1 district is intended to provide a mix of small commercial uses that will have a relatively low impact on transportation infrastructure and which primarily service the daily needs of the public. However, the township has also identified its historic villages as place to concentrate a mix of new uses and the site is well-connected to transportation infrastructure to support increased development.

Proposed developed in the nearby Richwood Redevelopment Area is anticipated to bring a mix of residential and commercial uses to the area, and Inspira Hospital is in the process of constructing a new medical campus east of Route 55. It is likely that the concentration of new development will create additional demand for housing close to new commercial amenities, which could be accommodated on this parcel if it was rezoned to allow for residential uses.

In terms of infrastructure, the parcel has direct road access to both Route 322 and Barnsboro Road, which would provide multiple ingress and egress points to disperse traffic. The close proximity of Route 55 is also advantageous for those commuting throughout the region. The site is also close to the proposed regional bike trail extension at the intersection of Route 322 and Barnsboro Road. The parcel is within the sewer service area.

The parcel does not contain any preserved farmland, wetlands, or other conservation areas that would significantly limit the amount of developable land.

### **8.2.b. Proposed Zoning**

In light of the conditions outlined above, it is recommended that the rear portion of Block 29, Lot 6 away from Route 322 Road be re-zoned from C-1 to a new R-5 residential zone. It is recommended that the part of the parcel that fronts onto Route 322 remain zoned as C-1 to take advantage of the high-traffic visibility and to be consistent with adjacent commercial development. The zoning should remain C-1 for at least the 300 feet of lot depth from Route 322 to ensure the lot dimensions are viable for a variety of commercial development.

The intent of the new R-5 zone is to provide for additional single-family attached or detached residential development in the township at a higher density than is currently permitted in the R-2 district. Proximity to higher intensity uses such as retail, commercial, institutional, and mixed-use development make smaller lot sizes and an increased number of units per acre appropriate within this new district. Recommended regulations for this new zone are outlined below.

Public utilities must be available. No tract of land for development shall be considered under this section unless it is location within a sanitary sewer service area as shown on the adopted utility plan of the Master Plan of the Township of Harrison.

1. Recommended Permitted Uses:
  - Duplex dwelling
  - Townhouse dwelling
  - Garden apartment dwelling
  - Mid-rise apartment dwelling
  
2. Recommended area and bulk requirements for the new R-5 zone are as follows:
  - Maximum gross density: 12 units per acre
  - Maximum net density: 18 units per acre
  - Minimum Lot Area:
    - Duplex: 6,000 square feet
    - Townhouse: 2,000 square feet
    - Garden and mid-rise apartments: 1.5 acres
  - Minimum Lot Frontage:
    - Duplex: 40 feet
    - Townhouse: 25 feet
    - Garden and mid-rise apartments: 200 feet
  - Minimum building setbacks:

- From arterial roadways: 75 feet
  - From collector roadways: 20 feet
  - From residential streets: 20 feet
  - From any property line: 20 feet
  - From adjacent residential properties: 75 feet
  - Maximum Building Coverage: 60%
  - Maximum Height: 50 feet / 3 stories
- C. Recommended parking regulations:
- For all residential uses, parking regulations shall comply to the standards set forth in the Residential Site Improvement Standards (RSIS) (N.J.A.C. 5:21-1).
  - For all other uses, parking regulations shall conform to the standards set forth in Article XII: Off-Street Parking, Loading, and Bicycle Parking Regulations in the Harrison Township Land Use Ordinance.

### **8.3. Compliance with Master Plan Goals and Objectives**

The recommendations in this section conform to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

#### **8.3.a. Township Goals for Planning and Development**

- 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.
- 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.
- 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.
- Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
- 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.
- Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

### **8.3.b. Residential Development Objectives**

- Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.
- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

### **8.3.c. Community Image and Attractiveness Objectives**

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

