

MASTER PLAN RE-EXAMINATION REPORT



Harrison Township, New Jersey
March 2013

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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 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.

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.

2 MUNICIPAL PLANNING ASSUMPTIONS

The Master Plan of the Township of Harrison has been developed by the Land Use 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 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.

- 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, and floodplain, which both 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 sewer system is limited in its capacity and serves only the Mullica Hill and Jefferson Village areas.

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 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 other non-residential 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 and floodplains 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. A significant portion of the past decade from 2000 to 2008 has seen a continued growth period which has resulted in the current development pressures in the Township while over the last 4 years the economy has been either stagnant or in a 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.

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 Land Use 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 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.

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 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 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, the adoption of numerous redevelopment plans, and continued development pressures throughout the Township, and roadway improvements.

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 petition for substantive certification in December of 2005 to COAH. Harrison Township had previously received a "Judgment of Repose" for its Cycle I and Cycle II plans from the Superior Court in 2001, 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 was needed. The Land Use Board adopted a 3rd Round Plan in November 2008 and filed for a petition of substantive certification on December 31, 2008. The Land Use Board has stated that all developments residential and non-residential must address the Growth Share created by the development as per COAH's rules and the requirements set forth by the municipality's ordinances.

B. Cross-Acceptance Process

Over the past five to seven 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. As of the date of this report, that connection has been provided.
 - 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 had urged that a by-pass be constructed around Mullica Hill. As of the date of this report, the by-pass has been constructed.
- e. The school system is currently investigating the options necessary to accommodate the growing school population.
- f. The 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. The Township currently has an added assessment for farmland preservation to provide added incentive for a farmer to enter land into permanent farmland preservation.
- h. The Township currently has an assessment for open space preservation to provide funding for the acquisition of open space land.
- i. The Master Plan provides for a residential conservation district that restricts development that has a higher percentage of wetlands and redirects it to areas that are better suited for development.
- j. The Township has urged NJDOT to seriously address the congestion on three major State Roads through Harrison Township while at the same time considering the needs of the community to retain its sense of place.
- k. The Township has 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 Strategic Plan: New Jersey's State Development & Redevelopment Plan

On November 14, 2011 the New Jersey State Planning Commission approved a draft final State Strategic Plan. The plan was prepared as an update the prior 2001 State Development Plan. The Strategic Plan states that its focus will be to foster "targeted job growth, supporting effective regional planning" while preserving the State's critical resources. Specifically, the goals of the Plan are as follows:

- a. Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- b. Goal 2: Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
- c. Goal 3: Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- d. Goal 4: Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of the Plan.

The Plan takes note that the Governor's Institute on Community Design recommended, in part, that "working landscapes, preservation areas, and open spaces" should be protected and that municipalities should be incentivized to create compact, livable communities.

The State Planning Commission intends to "fully phase out" the 2001 State Policy Map within the next few years and to replace it with a new map that identifies: Priority Growth Investment Areas, Priority Preservation Investment Areas, and Open Space Conservation Areas. The Plan states that the use of "planning areas" and the designation of centers will be discontinued.

The Plan presents a list of "Garden State Values" that will be the basis for "discretionary State investment" through a scorecard system. The values will be used to channel growth toward existing infrastructure, promote urban and first tier suburban redevelopment, protect critical natural resources and promote healthy lifestyles.

C. Route 322 By-pass

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 By-pass 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 by-pass 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. confirmed that the proposed by-pass 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.

Since the last Master Plan update, the by-pass has been completed and is fully operable.

D. Planned Village Center Development Overlay

Since the adoption of the 2008 Master Plan Re-examination Report, the By-pass has been constructed. It runs from the Clems Road intersection with Route 322 and extends to N. Main Street. 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 Barnsboro 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 Land Use Board to determine the appropriate locations within the community where such uses may be permitted and encouraged to exist and thrive.

Over the past few years the Township has approved a General Development Plan for the proposed community known as “Richwood” and has adopted a redevelopment plan for that same area including Site and Architectural Design Guidelines.

6 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 two zones and 12 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 zones and sites that have been analyzed are located on Figure 1 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, and in 2008. 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”.

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”.

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	123,082	99,467	2.3 to 1
Adjacent Municipalities	47,677	18,121	2.6 to 1
Adjacent Municipalities with Harrison	56,462	20,406	2.8 to 1

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 with Harrison	112,093	36,623	3.1 to 1

The Township Committee desires to have the Land Use 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.

Zoning

C-1 Zoning is substantially located in four areas in Harrison Township. A small area is located along North Main Street near the boundary with Mantua Township. A second area is located on North Main Street and Rt. 322 on the northern edge of Mullica Hill. A third area is located along Mullica Hill Road opposite the intersection with Mill Road. The fourth area is the most substantial area and it is located partially within and partially adjacent to the PVC Overlay and Richwood along Rt. 322 and Richwood Road.

The C-1 Zone District located near the boundary of Mantua consists of many lots ranging in size from approximately 8,000 square feet to 1.35 acres. Similarly, lot frontages along North Main Street range from approximately 42 feet to 172 feet. In combination, the location of the zone on the edge of Harrison Township's population centers and the limitations on lot sizes and frontages, it is recommended that the parcels do not lend themselves to multitenant retail buildings or restaurants and their associated large parking demands.

The area of C-1 zoning, along Mullica Hill Road across from Mill Road, is approximately 1.5 acres. It is a difficult area for traffic with bad sight lines due to horizontal curves. Its location does not lend itself to multitenant retail buildings or restaurants and their associated large parking demands.

With respect to the C-1 zone in the Richwood area, the Township has spent enormous effort planning the development of this area. Approximately one half of the area listed as C-1 has been evaluated under state redevelopment statutes and designated as Area in Need of Redevelopment. The township further adopted a Redevelopment Plan for much of the lands zoned C-1 as well as those zoned C-6 and AC – all found within the PVC Overlay District. While there are several out parcels within these zones, the Redevelopment Plan is a sophisticated mixed use plan based on neo traditional design principles and walkability and includes development of 1500 dwelling units and up to 1,000,000 sf of commercial space. Through the process, the Township has worked diligently to ensure that this portion of Rt. 322 not only represents a key gateway to the community but also a model for well functioning, balanced, sustainable community design. As such, the Redevelopment Plan includes:

- Stringent design standards for landscaping, large setbacks and integrated pedestrian paths along Rt. 322
- Circulation regulations that promote an internal system of connected streets with controls on access points to Rt 322 and adjacent roadways
- A balanced mix of residential units
- A balanced mix of commercial with a walkable Main Street on the south side of Rt. 322 and large format retail on the north side. Restaurants, entertainment venues and a mixture of small format stores have been designed into the Plan with a coordination of vehicular circulation, parking, and pedestrian systems.

In the context of the Township's planning efforts in the Richwood area, there are several "out parcels", independent of the Redevelopment Plan and regulated by C-1 zoning. It is recommended that multitenant strip retail buildings and/or restaurants in the out parcels would be out of character with the vision the Township has set for this area of the Rt. 322 corridor. Further, they would not function in the interconnected, walkable manner planned for this area.

For each of the three areas described above, it is recommended that they remain C-1 zoning but that the zoning criteria be modified as follows:

- Remove: A. Specific intent. It is the purpose of the C-1 Village Center District to provide retail and service facilities which service primarily the daily needs of the immediate surrounding neighborhood and to encourage attractive, compact retail commercial development in locations close to residences served.
- Replace: A. Specific intent. It is the purpose of the C-1 Zone District to provide single user, small scale retail and service facilities which have relatively low impact on transportation infrastructure and which primarily service the daily needs of the public.
- Remove: 225-16B(1) Uses by right. In any C-1 district, lands, buildings or premises shall be used by right for only one of the following; provided, however, that no single store shall occupy a floor in excess of 10,000 sf.
- Replace: 225-16B(1) Uses by right. In any C-1 district, lands, buildings or premises shall be used by right for only one use, one tenant per lot and the single user per lot shall not exceed 10,000 sf in gross floor area.
- Remove: 225-16B(r) in its entirety.
- Remove: 225-16C(5) Side yards. Twenty feet aggregate total with an eight foot minimum each, provided that when a written agreement is provided by adjoining property owners, no side yard shall be required where two or more commercial uses abut side by side. However, in no case shall party walls be permitted between properties of separate ownership. In cases of a series of abutting structures, abutting and paralleling a public right-of-way, an open and unobstructed passage of at least 20 feet in width shall be provided at grade level with intervals of not more than 400 feet.
- Replace 225-16C(5) Side yards: twenty foot aggregate total with an eight foot minimum each.
- Remove 225-16E(12) and (14) in their entirety.

Compliance with Master Plan Goals and Objectives

The sites conform 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.

The C-1 zone district at the corner of US Route 322 and N. Main Street is directly on the northern edge of Mullica Hill. It serves the Mullica Hill area with dining and shopping options that do not easily configure in the MSD zone, yet are very important components to the immediate community. It provides both a walking option and parking availability to the neighborhood it serves. Further, the parcels are of appropriate size and circulation configuration to accommodate multitenant buildings and restaurants as defined below.

It is recommended that this area be designated a new zone entitled C-5 with the following standards:

- A. Specific intent. It is the purpose of the C-5 Village Center District to provide retail and service facilities which service primarily the daily needs of the immediate surrounding neighborhood and to encourage attractive, compact retail commercial development in locations close to the residences served.
- B. Use regulations.
- 1) Uses by right. In any C-5 District, lands, buildings or premises shall be used by right for only one of the following; provided, however, that no single store shall occupy a floor area in excess of 10,000 square feet:
 - a) Food market.
 - b) Drugstore.
 - c) Bakery.
 - d) Clothing.
 - e) Shoe store and repair.
 - f) Jewelry store.
 - g) Gift shop, florist shop.
 - h) Book store, stationary store.
 - i) Radio, TV and music store.
 - j) Variety store.
 - k) Dry goods and notions store.
 - l) Hardware store, sporting goods.
 - m) Barber and beauty shops.
 - n) Dry-cleaning and laundry pickup shops.
 - o) Tailors and dressmaker shops.
 - p) Self-service laundry.
 - q) Newspaper and magazine sales.
 - r) Restaurant, provided that no restaurant or similar use shall be conducted as a drive-in or drive-through service establishment.
 - s) Real estate and similar professional office.
 - t) Finance and loan agencies.
 - u) Medical and dental offices.
 - v) Administrative offices.
 - w) Post office.
 - x) Bank.
 - y) Library.
 - 2) Permitted conditional uses. The following principal uses are permitted conditionally upon a determination by the Land Use Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with the additional standards provided herein and in Article XXI of this chapter.
 - a) Convenience store, provided that it shall be the sole use on a lot, it shall not be permitted to sell motor vehicle fuels and/or household fuels, and that the following standards shall be met:
 - [1] Minimum required lot area:
 - [a] Lot served by public water and public sewer: 22,000 square feet.
 - [b] Lot not served by public sewer and public water: 43,560 square feet.
 - [2] Minimum street frontage: 125 feet.
 - [3] Minimum lot width: 125 feet.
 - [4] Minimum lot depth: 175 feet.
 - [5] Minimum building setback from any lot line abutting a street shall be:
 - [a] From an arterial street: 50 feet.
 - [b] From a collector street: 50 feet.
 - [c] From a local street: 100 feet.
 - [6] Minimum building setback from any side lot line: 20 feet.
 - [7] Minimum building setback from any rear lot line: 50 feet.
 - [8] Maximum building height: 35 feet.
 - [9] Minimum landscape buffer along any property line: not less than 20 feet in width.
 - [10] Maximum permitted impervious coverage: 60%.

- [11] Maximum permitted building coverage: 25%.
- [12] Off-street parking: at the rate of one parking space for each 125 square feet of gross floor area.
- [13] Driveways providing ingress and egress to a site and the off-street parking spaces: arranged so that vehicles exiting parking spaces shall not block 25 feet of a driveway entrance aisle nearest the street line.
- [14] Signs in conformance with the requirements of Article XIII of this chapter.

C. Area and bulk regulations.

- 1) Lot size: 22,000 square feet minimum.
- 2) Lot width at building setback line: 100 feet minimum.
- 3) Building coverage: 35% maximum.
- 4) Front setback: 35 feet minimum.
- 5) Side yards: 20 foot aggregate total with an 8 foot minimum each.
- 6) Rear yard: 20 feet minimum.
- 7) Height: 35 feet maximum or three stories.

D. Other requirements: off-street parking, loading and unloading, signs, open space and all other applicable supplemental regulations as required by Articles XVII, XII and XVIII of this chapter All applications shall be reviewed in the context of the Site 3 and Site 4 development considerations photographs in the July 2008 Master Plan re-examination Report.

E. Zone boundaries. Lands designated to be zoned C-5 Village Center District by lot and block number identification:

- 1) Block 45, Lot 14.01.
 - 2) Block 63, Lots 1, 3, 4, 5, 6, 7 and 8.
- [Aside. Include Block/Lots per site 5 recommendation]

F. Permitted accessory uses.

- 1) Solar panels erected on the roof of a building or on the ground, subject to meeting the requirements of Section 225-132D.

Compliance with Master Plan Goals and Objectives

The sites conform 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.

SITE 1

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	Current Zone	Proposed Zone
45.01	5	R-1/PO Overlay	R-1/PO Overlay
45.01	5.01	R-1/PO Overlay	R-1/PO-2 Overlay
45.01	5.07	R-1/PO Overlay	R-1/PO-2 Overlay
45.01	5.08	R-1/PO Overlay	R-1/PO Overlay
45.01	5.09	R-1/PO Overlay	R-1/PO-2 Overlay

Existing Conditions

On the northeast corner of Route 322 and Tomlin Station Road are five (5) lots that are located between Tomlin Station Road and Swedesboro 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 (Lot 5.01) and one which contains the Yoga & Pilates Studio (Lot 5.07). The R-1 zone permits single-family detached houses as well as non-residential uses like home industry and professional offices when in accordance with home occupation regulations. Other land uses in the vicinity of the site include the recently constructed South Jersey Healthcare building and other office buildings located just west of the site along Rt. 322.

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 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

In 2009, the site was rezoned PO, Professional Office overlay, in part because Lots 5 and 5.08 were located directly opposite or across from an existing daycare center and a veterinary hospital building and in 2008, a use variance had been approved for the Yoga Studio that now exists on Lot 5.07.

Lot 5.09 faces and has access to Route 322 and an office use is located on Lot 5.01 (which was subject to a use variance). The existing 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, 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. Off-street parking located in the rear yard will be encouraged as will the adaptive re-use of existing structures.

It is recommended that a new zone, Professional Office PO-2 be created to acknowledge the relatively low intensity commercial uses of yoga, karate, Pilates, dance studios, personal training and fitness classes which benefit from site visibility and good access to highways. As an accessory use to the yoga, Pilates, personal training and fitness classes, Wellness services that include Reiki and therapeutic massage shall be permitted. Therapists of this nature shall be certified as required by the State of New Jersey. "

The zone should be limited to Lot 5.01, 5.07, and 5.09 stipulated in this report as they have direct frontage on Rt. 322. Bulk standards would be the same as for the PO Zone District. In addition, the PO-2 should allow façade signage that is a maximum of 18 square feet. Signs shall be of the carved or painted nature that the Board has approved in the past and shall be indirectly lit by goose neck lighting only.

The bulk requirements for the PO-2 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%

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.

SITE 2

The site in question is located just southwest of the Mullica Hill Road (US 322) and Harrisonville Rd (CR 618). The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
20	2	R-1	R-1/C-6 Overlay
20	3	R-1	R-1/C-6 Overlay
20	4	R-1	R-1/C-6 Overlay
20	5	R-1	R-1/C-6 Overlay
20	10	R-1	R-1/C-6 Overlay
20	11	R-1	R-1/C-6 Overlay
20	12	R-1	R-1/C-6 Overlay

Existing Conditions

This site contains seven (7) parcels, all of which are located along the eastern side of Harrisonville Road. Single-family detached houses exist on Block 20, Lots 2, 3, 4, 5, and 11. Lots 4, 5, and 12 are located at the intersection of Harrisonville Road and Lt. James Stratton Lane. The site is zoned R-1 Residential.

Directly across the street from Lots 2, 3, 4, 10, and 11 is the existing Heritage Farms which is located on Block 31, Lot 11 and is zoned PO Professional Office. The owner grows grapes on this lot. The lot contains a farm market where farm products are sold such as jellies, baked goods, and cider together with wine which is processed from grapes grown on the farm. Surrounding Lots 2, 3, 4, 10, and 11 is Block 20, Lot 1 which is located between Harrisonville Road and Richwood Road and is separated from Mullica Hill Road by the First Methodist Church of Richwood cemetery. Block 20, Lot 1 is zoned C-6 Commercial. Currently existing on Block 20, Lot 1 is a vineyard and a processing facility where the owner of Heritage Farms packs peaches, apples, etc. and where equipment has been installed to process grapes. The owner of Heritage Farms has recently installed a ground mounted solar array on Block 31, Lot 11. Lots 5 and 12 are located directly opposite an existing single-family house located on Block 21, Lot 15 which is zoned C-1 Commercial. These two lots also run along Harrisonville Road and Lt. James Stratton Lane and back up to the existing cemetery which is zoned INS Institutional. Just northwest of the site is located a recently constructed CVS Pharmacy building and parking lot at the intersection of Harrisonville Road and Mullica Hill Road.

The R-1 zone permits single-family detached houses on minimum 1 acre lots with public sewer and on minimum 21,750 square foot lots without sewer. The zone also permits agricultural uses, public or private recreation, municipal services, animal hospitals, and riding stables.

Proposed Zoning

The site should be rezoned R-1 with C-6 Flexible Planned Commercial District Overlay. All of the lots are either surrounded by or located opposite non-residential zone districts. In 2008 Block 31, Lot 11 was rezoned Professional Office and Block 20, Lot 1 was rezoned C-6 Commercial. The existing cemetery is located in the INS Institutional zone and the nearby CVS Pharmacy is located in the existing C-1 Commercial zone. The C-6 Office Overlay zone will permit the introduction of non-residential uses on the site while at the same time permitting single-family detached houses.

The C-6 Overlay District is designed to provide for commercial uses in Planned Developments in the Township of Harrison, which, by virtue of their location with regard to existing infrastructure such as transportation facilities, other businesses, public services, and commercial uses in general. The intent of the zone change is to allow the parcels in question, which are currently surrounded by C-6 zoning to be incorporated into larger parcels of C-6 development if applicable. All R-1 uses and their corresponding bulk standards would continue to be permitted.

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

- Minimum tract size: 10 acres
- Minimum tract setback: 50 ft
- Minimum lot size: 3 acres*
- Minimum lot frontage: 150 ft
- Minimum front yard: 75 ft
- Minimum side yard: 25 ft
- Maximum building coverage: 50%
- Maximum impervious ratio: 75%
- Maximum building height: 50 feet

*Twenty five percent of the lots may have a lot area of not less than two acres, provided the average lot area of three acres is maintained over the entirety of the tract being developed.

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.

SITE 3

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

Block	Lot	Current Zone	Proposed Zone
33	2.03	R-1	R-1

Existing Conditions

The site is currently being used as active farmland. The site has previously received a preliminary subdivision approval to construct 22 single-family detached dwelling units. Uses around and adjacent to the site includes to the west a single-family detached house on Block 33.01 Lot 4, to the south - more active farmland and an existing single-family detached residential subdivision, to the north - single-family detached houses on large and deep lots, and to the east - active farmland and single-family detached houses. In 2009, the zoning on adjacent Block 33, Lots 2, 2.01, and 14 were changed from R-1 Residential to Professional Office.

Proposed Zoning

It is recommended that Site 4 remain R-1 residential. At the present time, the Township has a considerable amount of land devoted to PO zoning along the easterly portions of US Rt. 322 – one area near the Mullica Hill by-pass and two areas approaching Richwood and US Rt. 55. None of the three areas have exercised the PO zoning despite their proximity to better roadway circulation than the subject parcel. That, and the fact that the subject site remains viable for R-1 Residential developments supports the conclusion that the zoning should presently remain unchanged.

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

- Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.

SITE 4

The site in question is bounded by the existing MSD District to the north and Main Street (NJ 77) to the west. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
73	22	R-2	R-2
73	21	R-2	R-2
73	20	R-2	R-2
73	19	R-2	R-2
73	18	R-2	R-2
73	17	INS	INS
73	16	R-2	R-2
73	15	R-2	R-2
73	23	R-2	R-2
73	13	R-2	R-2
73	12	R-2	R-2
73	11	R-2	R-2
73	10	R-2	R-2
73	9	R-2	R-2
73	8	R-2	R-2
73	7	R-2	R-2
57	32	R-2	R-2

Existing Conditions

The majority of the lots on this site contain single-family detached houses with only a few exceptions. A Township owned cemetery is located on Block 73, Lot 17 and a doctor's office is located on Block 73, Lot 15. Surrounding land uses are primarily single-family detached dwelling units - either across Main Street to the west, located along Main Street to the north, a residential subdivision along Folwell Lane to the east, and residential and commercial uses to the south. In 2009, the zoning on properties directly across from the site - from Block 70, Lot 1 to Block 71, Lot 4 - either remained MSD or were rezoned from R-2 to MSD. The physical aspects of the parcels under review indicates a grade change where the parcels are elevated above Main Street to the point where substantial regrading would be necessary to develop the parcels in a non-

residential use. Further, the geometry of Main Street in the area of the parcels in question is a curve which, combined with the grade issues, constrains sight distances for ingress and egress of automobiles.

Proposed Zoning

It is recommended that the zoning for the parcels evaluated remain unchanged from their current zoning which is substantially R-2. Review of the parcels in question indicate that constraints associated with grade issues as well as sight distances on the inside of a curve limit the appropriateness of the parcels for general retail, professional offices or other non-residential, that generate traffic.

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.

Objectives

- Promote resident safety through design standards for streets, sidewalks, and crosswalks.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.

SITE 5

The site in question is located along Earlington Avenue and North Main Street. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
60.01	23	R-2	R-2/PO Overlay
60.01	24	R-2	R-2/PO Overlay
61.01	2	R-2	R-2/ C-5 Overlay
61.01	2.01	R-2	R-2/C-5 Overlay
61.01	2.02	R-2	R-2/ C-5 Overlay
61.01	1	MSD	MSD/C-5 Overlay
61.01	24.01	MSD	MSD/C-5 Overlay
61.01	24	MSD	MSD/C-5 Overlay
60.01	25	MSD	C-5
60.01	26	MSD	C-5

Existing Conditions

The site contains commercial, residential, and office land uses. The "In the Village, A Fine Salon & Day Spa" is located on Block 60.01, Lot 26. A single-family detached house exists on Block 60.01, Lot 25. Earlier this year the Land Use Board approved a preliminary and Final Major Site Plan that permits the conversion of this existing house into a first floor commercial/office or retail space and the second floor into a 2-bedroom apartment. Other land uses on the site include single-family detached house on Block 60.01, Lots 23 and 24 and Block 61, Lots 2 and 2.02. Block 61, Lot 1 is occupied by the Vigilante Law firm, Block 61, Lot 24.01 is occupied by a single family house, and Block 61, Lot 24 is occupied by a professional office. The site also contains residual lands from the construction of the Route 322 by-pass. Other land uses in the vicinity of the site and to the west includes the Mullica Hill Shopping Center, a Century Savings Bank and Pats Pizza and to the south the newly constructed Route 322 bypass roadway. The construction of this by-pass has cut-off Earlington Avenue from one section to the other.

Proposed Zoning

It is recommended with the changing dynamics of the subject parcels due to the completion of the Route 322 by-pass and the installation of a fully operable signalized intersection, the following zone changes are appropriate:

- A. Change Block 61.01, Lots 2, 2.01 and 2.02 from R-2 to R-2 with newly created C-5 Overlay to allow commercial development to take advantage of the by-pass and signalization. In addition to the lots stated above, the C-5 Overlay shall include the lands that are residual from the construction of the Route 322 by-pass that are located on the southerly edge of Lots 24, 2.02 and 2 and yet to receive Lot/Block designation. Conditions of the overlay, however, should be as follows:
 - 1) The subject lots should be assembled with those fronting on North Main Street as the type of commercial/retail envisioned would need such frontage (minimum lot size shall be $\pm 120,000$ square feet or 2.75 acres or approximate the size of the assemblage in question including the county land to be added).
 - 2) All vehicular and service access to the subject lots shall be restricted to North Main Street, the Route 322 by-pass or to the first 100 feet of Earlington Ave off of Main Street.
 - 3) Earlington Ave shall be redesigned to restrict through traffic beyond ± 500 feet off of Main Street. It shall be designed to allow emergency vehicles only.
 - 4) There shall be no "drive-thru" restaurants permitted.
 - 5) Any development under C-5 standards of the subject lots shall require a 25' wide landscape buffer along Earlington Ave and along Rt. 322 by-pass.
 - 6) To assure the quiet enjoyment of the residential areas adjacent to the subject area, off-tract improvements in the form of a 6' high berm and landscaping shall be required along Rt. 322 by-pass in the vicinity of Lot 2 and as directed by the Board.
 - 7) Architectural controls shall be employed to ensure that development addresses the context of Mullica Hill and the neighborhoods.
- B. Change Block 60.01, Lots 23 and 24 to R-2 with PO (Professional Office) Overlay to all transitional uses with residential scale.
- C. Change Block 61.01, Lots 1, 24.01, 24 to MSD with C-5 Overlay following the same conditions stated above to allow additional commercial uses at the corner with conditions.
- D. Change Block 60.01, Lots 25 and 26 to C-5.

The bulk requirements for the C-5 zone other than those defined as C-5 Overlay, are as follows:

- Minimum lot size: 22,000 sq ft
- Minimum lot width: 100 ft
- Maximum lot coverage: 35 %
- Minimum front setback: 35 ft
- Minimum rear yard depth: 20 ft
- Maximum building height: 35 ft or 3 stories

Further, it is recommended that the C-1 zone district found directly across the street from the subject site and known as Block 63, Lots 1, 3, 4, 5, 6, 7, 8 and Block 45, Lot 14.01 be changed to C-5. This will provide a consistency on both sides of the newly signalized intersection that provides access to services to the residents of the Mullica Hill section of Harrison.

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

- 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.

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.

SITE 6

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

Block	Lot	Current Zone	Proposed Zone
33.01	1	R-1	R-1
33.01	2	R-1	R-1/PO Overlay
33.01	7	R-1	R-1/PO Overlay
33.01	8	R-1	R-1/PO Overlay
33.01	17	R-1	R-1
33.01	18	R-1	R-1/PO Overlay
33.01	19	R-1	R-1/PO Overlay
33.01	20	R-1	R-1/PO Overlay
34	28	R-1	R-1
34	29	R-1	R-1
34	30	R-1	R-1
34	31	R-1	R-1
34	32	R-1	R-1
34	33	R-1	R-1
34	34	R-1	R-1/PO Overlay
34	35	R-1	R-1/PO Overlay
34	36	R-1	R-1/PO Overlay

Existing Conditions

The site in question is currently substantially occupied by single family dwellings facing Mullica Hill Road (US Route 322). The recent completion of the Rt 322 by-pass forms a new intersection directly east of the parcels under review. PO (Professional

Office) Overlay zoning has recently been instituted for the parcels on the northerly side of Rt 322, adjacent to the subject site.

Proposed Zoning

The proposed rezoning of the parcels under review is substantially influenced by the Route 322 by-pass location and how existing lots will be impacted. In addition to the new by-pass, the intersection of RT 322 and Rt 623 has been newly signalized. It is recommended that the R-1 with PO Overlay be extended to Block 33.01, Lots 2, 7, 8, 18, 19, 20 and Block 34, Lots 34, 35, 36. These lots front onto Rt. 322 and substantially meet the bulk requirements of the zone. Block 33.01, Lots 1 and 17 should remain R-1 as they are undersized or front onto Clems Run. Block 34, Lots 28, 29, 30, 31, 32 and 33 should remain R-1. Three of the lots are undersized and two lots would be disconnected from the body of the PO zone.

The bulk requirements for the PO zone are as follows:

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

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.

SITE 7

The site in question is located on both sides of Lambs road between Route 322 and the Mantua Township Municipal boundary line. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
24	1	R-2	R-2/PO Overlay
24	10	R-2	R-2/PO Overlay
24	11	R-2	R-2/PO Overlay
24	12	R-2	R-2/PO Overlay
24	14	R-2	R-2/PO Overlay
24	15	R-2	R-2/PO Overlay
24	6	R-2	R-2/PO Overlay
24	7	R-2	R-2/PO Overlay
24	8	R-2	R-2/PO Overlay
24	9	R-2	R-2/PO Overlay
25	1	C-6	R-1/ C-6 Overlay
25	2	C-6	R-1/ C-6 Overlay
25	3	R-2	R-2/PO Overlay
25	4	R-2	R-2/PO Overlay
25	5	R-2	R-2/PO Overlay
25	6	R-2	R-2/PO Overlay
25	7.01	R-2	R-2/PO Overlay
25	7.02	R-2	R-2/PO Overlay
25	7	R-2	R-2/PO Overlay
25	8	R-2	R-2/ C-6 Overlay
25	23.02	R-2	R-2/PO Overlay
25	23.01	R-2	R-2/PO Overlay
25	23	R-2	R-2/PO Overlay

*All lots have PVC-Overlay. It is recommended that PVC-Overlay status continue for all lots.

Existing Conditions

The site in question is currently occupied by many single-family detached houses that directly front onto Lambs Road. The only lots that are located toward the west of Lambs Road and behind existing houses are known as Block 25, Lots 1 and 2. These two lots are currently being farmed. Existing development in the area includes the recently opened new WAWA convenience store and service station and other commercial/office uses at the intersection of Mullica Hill Road and Lambs Road and a U.S. Post Office located along Manor Drive.

Last year the Land Use Board and Township Committee reviewed and approved the Richwood Redevelopment Plan. This plan proposes the development of one million square feet of retail/commercial development. The plan also proposes the construction of 1500 residential units. Construction of these developments requires the construction of new driveways and roadways and the installation of traffic signals.

Proposed Zoning

With the exception of Block 25, Lots 1, 2 and 8, the remaining portion of the site should be rezoned R-2 with Professional Office Overlay. The PO, Professional Office zone will permit the introduction of non-residential uses on the site while at the same time permitting single-family detached houses along Lambs Road. This recognizes the changing context of Lambs Road which when redeveloped will include large format retail directly adjacent to and across the street from the subject parcels.

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, 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. Off-street parking located in the rear yard will be encouraged as will the adaptive re-use of existing structures. To meet the standards of the PO, however, some assemblage

of parcels will be required. No retail uses will be permitted. It is further recommended that all lots listed above remain zoned with PVC Overlay.

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

It is further recommended that Block 29, Lots 1 and 2 be zoned R-1 with C-6 Overlay. R-1 allows single family detached homes on two acre lots without sewers and on 21,750 sf lots with sewer. Regardless, the density is one unit per two acre maximum. This change would provide additional flexibility to the zone while remaining complimentary to the proposed Richwood Redevelopment Plan which proposes townhouse development on the westerly edge of Lots 1 and 2. Lot 8 is included to provide adequate access to Lambs road to Lots 1 and 2 to the rear with recommended zoning of R-2 with C-6 Overlay. The C-6 Overlay is for consistency with Lots 1 and 2.

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.

SITE 8

The site in question is located along the Bridgeton Pike (route 77). The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
56	3.01	R-1	PO
56	3.02	R-1	PO

Existing Conditions

The site in question is currently being farmed. The site is located across from a shopping center and is next to Township recreational fields, west of an existing PO zone district.

Proposed Zoning

Both of the lots in question should be rezoned to Professional Office. The PO zone will permit the introduction of non-residential uses on the site.

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, 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. 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.

SITE 9

The site in question is located just southwest of the Woodstown Road (Route 45)/Spicer street intersection. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
71	7	R-1	INS
71	7.01	R-1	PO

Existing Conditions

The site in question is located in a residential and open space section of the Township. An electrical substation is located on Block 71, Lot 7 and a professional office building is located on Block 71, Lot 7.01. To the north is open farmland and single family detached houses. To the west, east and south are single-family detached houses. Kelley Court and Stretch Drive are located to the east of the site.

Proposed Zoning

It is recommended that Block 71, Lot 7 be rezoned from R-1 Residential to INS to recognize and more accurately reflect the existing land use. Similarly, it is recommended that Block 71, Lot 7.01 be rezoned from R-1 to PO to recognize and reflect the existing land use.

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.
- 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

- Provide for neighborhood shopping and cultural facilities so located as to serve residential areas without disrupting their character and quality.
- Discourage "strip commercial" developments along streets in order to reduce traffic hazards and haphazard development.
- 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.

SITE 10

The site in question is located just east of Harrison Township's Soccer complex. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
34	45	PO	INS

Existing Conditions

The site in question is directly adjacent to the Township's existing soccer complex and has come into possession of the Township. The site is also near Harrison School facilities.

Proposed Zoning

To reflect current ownership and the intent that the site should be used for township purpose, it is proposed that the zoning be changed from PO to INS (Institutional).

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 or zone changes includes a review of the existing Master Plan goals and objectives. Those that specifically relate to the recommendations are as follows:

Goals

- Recognize that open space preservation must become the responsibility of the Township and not 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.

Objectives

- As a growing community, the Township will need to provide for additional community facilities, particularly recreational and municipal activities. Planning should: provide a community activity center for the Township; develop municipal park and recreation areas in conjunction with or adjacent to schools whenever possible; provide the timely expansion of municipal buildings and services to meet the needs and expectations of the Township residents.

SITE 11

The site in question is located east of Rt. 55, bounded by Mantua Township to the north and the Borough of Glassboro to the east. Rt. 322 traverses through the site. The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
1	1	C-55	INS
1	2	C-55	INS
1	3	C-55	INS
1	4	C-55	INS
1	4.01	C-55	INS
1	5	C-55	INS
1	5.01	C-55	INS
1	6	C-55	INS
1	7	C-55	INS
1	8	C-55	INS
1	9	C-55	INS
1	9.01	C-55	INS
1	10	C-55	INS
1	10.01	C-55	INS
1	11	C-55	INS
1	12	C-55	INS
1	13	C-55	INS
2.01	1	C-55	INS
2.01	1.01	C-55	INS
2.02	1	C-55	INS

2.02	1.01	C-55	INS
2.02	1.02	C-55	INS
2.02	1.03	C-55	INS
2.02	1.04	C-55	INS
2.02	2	C-55	INS
2.02	3	C-55	INS
2.02	4	C-55	INS
2.02	5	C-55	INS
2.02	6	C-55	INS
2.02	7	C-55	INS
2.02	8	C-55	INS
2.02	9	C-55	INS
2.02	10	C-55	INS
4	2	C-55	INS
4	9	C-55	INS
24.02	1	C-55	INS

Existing Conditions

The site is substantially undeveloped with agriculture and agribusiness occupying most of the land. However, a total of ±4.16 acres is occupied by a convenience store/gas station, portion of a landscape business and a single family residence. The current zoning for the entire area is C-55 (Flexible Planned-Industrial Commercial District) which requires a minimum tract size of 20 acres and a minimum lot size of 3 acres. Outdoor retail sales for a garden centers are a permitted accessory use and gas stations are conditional uses. The residence pre-exists but is not explicitly permitted in the C-55. Except for the ±4.16 acres mentioned above, the remainder of the site is in public ownership including Rowan University, New Jersey Education Facilities Authority, and New Jersey Department of Transportation.

Proposed Zoning

Recognizing the predominant public ownership pattern and reflecting that Harrison Township desires to develop its transportation corridors in an orderly manner counter to suburban sprawl, and further to promote the design of a key gateway into the community (i.e., existing C-55 permits: fabrication of products, manufacturing and processing, wholesale, and warehousing and distribution which is inconsistent with the Township vision), and finally recognizing that Harrison has planned to accommodate an adequate quantity and mix of small and large format retail in the planned community of Richwood Village, it is recommended that the zoning be changed to INS (Institutional). Per the ordinance, the purpose of the INS district is to provide regulations for public and quasi-public landuses and to ensure those uses are compatible with the surrounding land use. Given both the local and regional nature of the potential public and quasi-public use, the site is well situated at the confluence of RT. 55 and Rt. 322 and proximate to both the planned Village of Richwood and Borough of Glassboro. It is important that zoning of the subject site compliment and not adversely compete with Richwood Village for finite retail uses. If Richwood does not attract a critical mass of diverse retail, it will not succeed as a walkable mixed use community. Permitted INS uses include: governmental uses and buildings, hospital, medical or health centers, religious institutions and educational institutions. These uses are compatible with the Township's intent that this area is a gateway and they are complimentary to both Richwood and Glassboro. Finally, it is recommended that the gas station/convenience center and residences could continue as pre-existing uses in the zone.

The bulk requirements for the INS zone are as follows:

- Minimum lot area: 5 acres
- Minimum lot frontage: 300 ft
- Minimum street frontage: 300 ft
- Minimum building setback requirements:
 - 1) The minimum building setback from any property line separating a lot from a public street shall be 100 ft
 - 2) The minimum building setback from any property line separating a lot from a non residentially zoned lot shall be 50 ft.
 - 3) The minimum building setback from any property line separating a lot from a residentially zoned lot shall be 75ft
 - 4) Building setback from another freestanding building on the same lot or within the same institutional development shall be 50 ft.
- Maximum permitted building coverage: 20%
- Maximum permitted impervious coverage: 70%
- Maximum building height: 35 ft or 3 stories

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

- 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 present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- Protect the critical and 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.
- 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.
- Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

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 urban development. To do this, planning should: enhance the entrances into the Township by providing aesthetic regulations.
- As a growing community, the Township will need to provide for additional community facilities, particularly recreational and municipal activities. Planning should: provide a community activity center for the Township.

SITE 12

The site in question is located along Richwood Road and is in a split zone whereby the frontage is in the C-2 Commercial District and the rear portion is in the R-1 Residential District. Action taken by the Zoning Board on November 15, 2012 granted a subdivision creating a lot ± 4.3 acre with frontage on Richwood Road, and an area remaining lot to the rear. Additionally, the Zoning Board granted a use variance to allow C-2 uses for the entire 4.3 acre front parcel.

The site consists of the following parcels:

Block	Lot	Current Zone	Proposed Zone
5	7.03	C-2/R-1	C-2

Existing Conditions

The site is a newly subdivided lot which is located in a Split Zone District whereby the front portion of the lot is in the C-2 Commercial Zone District and the rear portion is in the R-1 Residential Zone District. The entire lot is ± 4.301 acres. Currently 2.868 acres are zoned C-2 and 1.433 acres are zoned R-1. The parcel in question fronts on Richwood Road on the westerly edge (Old Saddleshop and cell tower is across the street from the subject site) and is bounded by a commercial use to the north, agricultural uses to the east and residential/agricultural use to the south. Zoning surrounding the subject parcel consists of a mixture of C-2 and R-1.

Proposed Zoning

It is recommended that the entire site be zoned C-2. It is consistent with adjacent land uses and zoning, and reflects the fact that the front of the parcel is C-2 along Richwood Road. Finally, it is consistent with the findings of the Zoning Board of Adjustment's decision.

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.

7 REDEVELOPMENT PLANS /INVESTIGATIONS

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