



2020 HARRISON TOWNSHIP MASTER PLAN RE-EXAMINATION REPORT

Township of Harrison, New Jersey

DRAFT FOR ADOPTION BY THE PLANNING & ZONING BOARD



LAST REVISED MAY 22, 2020

Acknowledgments

Mayor

Louis Manzo

Township Committee

Louis Manzo, Mayor

Donald Heim, Deputy Mayor

Julie Delaurentis

Vincent Gangemi, Sr.

Jeffrey D. Jacques

Joint Land Use Board

Nancy Kowalik, Chair

Anthony DiFabio, Vice Chair

Dennis Chambers

Steve Dickson

Joseph Schwab

Walter Bright

Constantine Benas

Bill Madara, Alternate No. 1

Dennis Bonanni, Alternate No. 2

Mathew Cardile, Alternate No. 3

Robert Schumann, Alternate No. 4

Joint Land Use Board Secretary

Donna Schwager

Land Use Board Solicitor

Eric J. Riso

Platt & Riso, P.C.

Land Use Board Engineer

Hugh Dougherty, PE

Pennoni Associates

Land Use Board Planner

Robert Melvin, AICP/PP

Pennoni Associates – Group Melvin Division

PREPARED BY:



Robert F. Melvin, PP/AICP
NJ Planner License No. 04018

CONTENTS

1.0 Introduction	1
2.0 Master Plan Goals & Objectives	4
3.0 Overview.....	6
4.0 Master Plan Goals and Objectives.....	7
5.0 Policy Analysis.....	11
6.0 Rezoning Analysis.....	13
7.0 Commercial Gateway Analysis.....	23

Intentionally Blank



1.0 INTRODUCTION

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 16 miles south of Camden, New Jersey. Harrison Township is bordered by the municipalities of East Greenwich Township, Mantua Township, the Borough of Glassboro, Elk Township, South Harrison Township, and Woolwich Township.

Exit 2 of the New Jersey Turnpike is located just outside the northeast corner of the Township and provides 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 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.

1.1 MASTER PLAN AMENDMENTS

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 ways including reference to the prior adoption of other various elements:

1. Recycling Element on June 18, 1998.
2. Community Design Element on June 18, 1998.
3. Utility Element on July 16, 1998.
4. Historic Preservation Element on July 16, 1998.
5. Housing and Fair Share Element in February 1999.
6. A statement of Goals and Objectives on October 7, 1999.
7. Land Use Plan Element Adopted on February 10, 2000, Amended May 7, 2001.
8. General Re-examination of the Master Plan on April 7, 2004.
9. Amendment to General Re-examination of the Master Plan on April 20, 2006.

10. Watershed Based Municipal Stormwater Management Plan on May 18, 2006.
11. Open Space and Recreation Plan in 2002, which was Amended in 2006 and 2015.
12. Master Plan Re-examination Report on December 20, 2006.
13. Circulation Element Re-examination Report on February 15, 2007.
14. Amendment to the Land Use Element of the Master Plan – Richwood Area – on October 25, 2007 and Revised on November 19, 2007.
15. Amendment to the Land Use Element of the Master Plan – Route 77 Corridor – on October 25, 2007 and Revised on November 19, 2007.
16. Housing Plan and Fair Share Plan Adopted in May 2007.
17. Master Plan Re-examination Report on July 17, 2008.
18. Housing Plan and Fair Share Plan Adopted in November 2008.
19. Master Plan Re-examination Report in March 2013.
20. Master Plan Re-examination Report in December 2015, and Revised in January 2016.
21. Master Plan Re-examination Report in November 2018.

1.2 REDEVELOPMENT INVESTIGATIONS & PLANS

This Re-examination Report has been prepared as a result of these changes and a local desire to maintain a current and relevant Master Plan and associated development regulations.

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

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

15. Mullica West - Preliminary Investigation and Redevelopment Plan
16. Route 55 East - Preliminary Investigation
17. Block 62, Lots 6, 7, & 8 - Preliminary Investigation and Redevelopment Plan
18. Main St at East Wolfert Station Rd - Preliminary Investigation
19. US 322 and Richwood Road - Preliminary Investigation
20. Block 29.06, Lot 10 - Preliminary Investigation and Redevelopment Plan
21. Block 41, Lots 1, 1.01, 2, & 2.01 - Preliminary Investigation and Redevelopment Plan
22. Tomlin Station Road - Preliminary Investigation
23. Block 56, Lots 1.03, 1.04, 1.05, 2, 3.01, 3.02, 4, 4.01, & 4.02 - Preliminary Investigation
24. Mullica Hill Commons Shopping Center - Preliminary Investigation and Redevelopment Plan
25. Block 59, Lots 17, 17.02, 17.03 - Amended Redevelopment Plan
26. Inspira Hospital - Redevelopment Plan
27. Tomlin Station Redevelopment Area - Redevelopment Plan
28. Block 46, Lot 5 - Preliminary Investigation
29. Block 46, Lot 2 and Block 47 Lots 1, 2, 3, 3.01, and 4 - Preliminary Investigation
30. Richwood Redevelopment Parcel J - Preliminary Investigation
31. Heritage Properties - Preliminary Investigation
32. Richwood Dunkin Donuts Phase II - Redevelopment Plan
33. Vierick Parcel Affordable Housing Redevelopment Plan
34. Block 32, Lot 4; Block 33, Lots 2, 2.01, 2.03, 3, 3.01, and 14 - Preliminary Investigation
35. Willow Oaks - Redevelopment Plan
36. American Surgical Arts - Redevelopment Plan
37. Police Station Area - Preliminary Investigation
38. Block 40, Lot 2.01 - Preliminary Investigation
39. Route 45 Area - Preliminary Investigation
40. Block 44.06, Lot 13 - Preliminary Investigation
41. Block 52 - Preliminary Investigation
42. Mullica Hill Shopping Center - Preliminary Investigation and Redevelopment Plan
43. Block 61.01 - Preliminary Investigation
44. Naples Pizzeria - Redevelopment Plan

2.0 MASTER PLAN GOALS & OBJECTIVES

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

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

Harrison Township has experienced a substantial increase in development applications and interest in the past fifteen years. The upgrades made to N.J.S.H. Route 55 between Deptford and Port Elizabeth have spurred this activity, as well as construction of the Route 322 By-pass and the widening of Route 322.

As developers and builders look for available land in the middle and southern portions of Gloucester County, the primary attraction for many of them appears to be the rural settings found in the vicinity of the villages of Mullica Hill, Richwood, and Ewan and the overall agricultural and rural setting of the Township. As the builders and developers of homes have begun to seek alternative locations to the traditional expensive and built up communities in Burlington and Camden Counties, Harrison Township has been discovered as an unspoiled community that can attract higher income families and quality non-residential development.

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

In addition, several redevelopment areas have been designated to provide a range of market rate and affordable housing and commercial amenities in strategic areas within the Township. The Tomlin Station Redevelopment Area Plan allows for the construction of a combination of commercial uses and up to 400 affordable multifamily residential units. The redevelopment area is envisioned to consist of high-quality buildings and public spaces, such as park-like open spaces and a tot-lot playground, designed and marketed to help meet Harrison Township's affordable housing obligation. As mentioned in the previous Re-Examination Report, intense development is expected to soon occur within the Richwood area. This area is anticipated to include a mix of housing, commercial, and retail uses adjacent to both Route 322 and NJ-55. In fact, on December 13, 2019, an Amended Redevelopment Plan for the Richwood Area was adopted, and development is expected to begin soon.

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

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

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.

As noted in **Section 2.2.1 on page 4**, intense development is expected to occur soon within the Richwood Redevelopment Area located within the Richwood Sewer Service Area. The treatment plant for development within this area will probably be addressed by working with the Gloucester County Utility Authority (GCUA). If sanitary sewer service is not made available along the N.J.S.H. Route 55 corridor, the potential for high value commercial and other non-residential uses—which would add to the tax base of the community—may not be realized for some time.

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

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

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

As we adapt to 21st century climate challenges, protection of the environment is of great concern. The limitations to development on wetlands have rendered some portions of Harrison Township undevelopable and available for open space. These provisions will continue into the next decade.

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

2.2.5 The plan does not assume any major economic upheavals.

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

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

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

3.0 OVERVIEW

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

3.2.1 The major problems and objectives related to land development in the Township at the time of the adoption of the last Master Plan or Re-examination Report.

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

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

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

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

3.2.3 The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy and objectives.

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

3.2.4 The specific changes recommended for the Master Plan development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulation should be prepared.

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

Section 8.0 "Rezoning Analysis" of the 2018 Harrison Township Master Plan Re-examination Report expressed the Township's desire to increase the permitted density of certain parcels to make them more closely match the character of neighboring parcels. These areas are discussed in further detail in Section 6.2.6. In addition, this re-examination has the opportunity to evaluate and comment on Harrison's western gateway and evaluate the C-55 Zone for appropriate scale of commercial development as it relates to the existing character of the area.

3.2.5 The recommendations of the Planning Board, concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the Land Use Element of the Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

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

4.0 MASTER PLAN GOALS AND OBJECTIVES

The primary planning goals of the 1999 Harrison Township Master Plan were identified in the categories of community character, historic preservation, natural features, agricultural lands, open space, visual character, community balance and community facilities. Township goals also include those that have been identified in the NJ Municipal Land Use Law. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Land Use Board for district areas of community concern and are listed in **Section 4.2.1 on page 7** through **Section 4.2.10 on page 11**.

4.2.1 Township Goals for Planning and Development

1. Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
2. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
3. Protect the critical natural features and resources of the Township such as floodplains,

woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.

4. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township.
5. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
6. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township. Encourage the protection of prime agricultural lands within the Township.
7. Recognize that open space preservation must become the responsibility of the Township and that the agricultural community will not be able to continue to assure that open space will remain in the community forever. Provide for the preservation of visual open space for protecting both woodlands and open space for adequate recreational facilities.
8. Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual “rural character” of the community. It is in the Township’s interest to promote high quality development through architecturally compatible design. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.
9. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.
10. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

4.2.2 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.

4.2.3 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.

4.2.4 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.

4.2.5 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.

4.2.6 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.

4.2.7 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.

4.2.8 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.

4.2.9 Employment Objectives

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

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

4.2.10 Municipal Government Service Objectives

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

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

5.0 POLICY ANALYSIS

5.1 ECONOMIC DEVELOPMENT

5.1.1 Township Master Plan

The Harrison township Master Plan promotes orderly residential development through stated goals and objectives in all existing zoning districts that allow residential development to take place. Further, the Master Plan takes all those zoning districts that don't permit residential development into consideration by encouraging residential districts are well-served by commercial, institutional, and other beneficial uses, and adequately buffered from those uses that could be detrimental to the health, safety, welfare, and morals of residential districts, such as industrial. Additionally, the Master Plan seeks to ensure that residential development within Harrison township preserves the scenic nature and rural character of the Township, and does not infringe upon or unduly harm natural areas and open spaces. The following Master Plan Goals and Objectives promote these aims:

A. Goals & Objectives Promoting Orderly Residential Development

1. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for other uses, where desirable, in order to reduce development pressure on agricultural lands elsewhere within the Township. Encourage the protection of prime agricultural lands within the Township.
2. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
3. Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.
4. Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic.
5. Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy.

B. Re-Examination Reports Promoting Orderly Residential Development

Re-examinations of the Master Plan were conducted in 2004 (with an amendment in 2006), 2008, 2015, and 2018. Elements of these Re-examination reports speak directly to promoting orderly residential development within Harrison Township. For example, the 2006 Master Plan Re-examination notes that, "based on the expected population and housing growth within the Township...a diversity of housing uses" and densities, including "more compact development at higher densities" near existing centers. The 2018 Re-examination follows this thread, stating that certain zoning districts, to be discussed later in this report, do not currently "permit enough additional density per acre to meet the increasing demand for housing development within the Township," and that there are opportunities to allow "for additional housing density near other residential subdivisions, commercial uses, and public recreational spaces" that still "ensure the permitted uses and built character remain substantially similar to the existing zoning."

5.2 TOWNSHIP POPULATION & EMPLOYMENT FORECASTS

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

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

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

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

6.0 RESIDENTIAL ZONE ANALYSIS

The Township of Harrison desires to provide a variety of dwelling units and adequate living space for all, while preserving the Township's open spaces and rural character. In maintaining consistency with the Master Plan goals and objectives, as demand for housing increases in the Township, land use and development patterns should, to the best extent possible be:

- concentrated around existing and planned village centers;
- located near a mix of other uses;
- able to conserve existing farmland, open spaces, and natural areas;
- an integrated network of connections to roads, bike paths, and recreational spaces;
- match the character of neighboring residential areas; and
- have access to sewer and water.

It is also worth noting that the recommendations for rezoning the parcels discussed in **Section 6.1 on page 13** below build upon the 2018 Master Plan Re-examination.

This Re-examination Report examines several sites that have the potential to accommodate additional residential development. This analysis is supported by existing Master Plan goals and objectives and reliable population estimates (see **Table 3 on page 20**) that project continued growth within Harrison Township and the surrounding municipalities. Harrison Township had an estimated 2010 population of 12,417 (2010 Census), compared to a population of 8,785 in 2000. According to DVRPC, Harrison Township is projected to experience a 59% increase in population between 2015 and 2045 (see **Table 1 on page 12**). Surrounding municipalities are also projected to experience steady population growth, which may further contribute to a need for additional housing within the Township.

6.1 SITE SUITABILITY FOR REZONING

There are several parcels within Harrison Township that, due to certain characteristics, have been identified as having a strong potential for rezoning. These parcels are:

- Block 29, Lots 3, 4, and 10
- Block 57, Lots 15, 15.01, 15.02, and 17

Rezoning these parcels from their current R-1 Residence-Agriculture District designation to the R-2 Residence District would help Harrison Township further the goals and objectives of both their 1999 Master Plan, and the subsequent Master Plan Re-examination reports discussed in **Section 5.1.1 on page 11**. Breakdowns of the bulk requirements of the R-1 and R-2 zones are provided in **Table 2 on page 15**. Block 29, Lots 3, 4, and 10 and Block 57, Lots 15, 15.01, 15.02, 16, and 17 (hereafter referred to as "the subject parcels") are identified in Figure 5 and are analyzed for their rezoning suitability below.

Figure 4. Harrison Township - Block 29 & 57 Rezone Analysis Sites

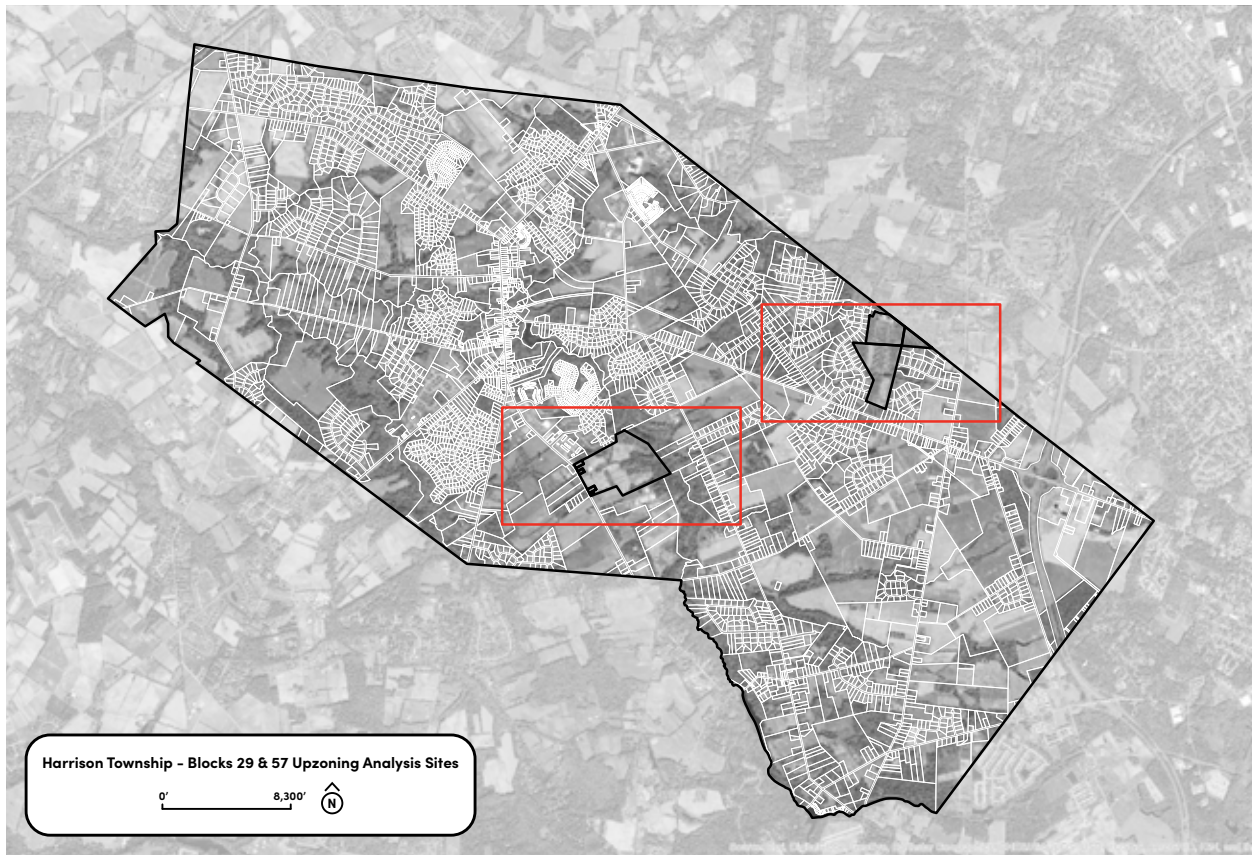


Figure 4. Harrison Township - Block 29 & 57 Rezone Analysis Sites



Table 2. Bulk Requirements: R-1 Residence-Agricultural & R-2 Residence Districts

Standard	R-1 Residence-Agricultural	R-2 Residence
Maximum # of Units Permitted	1 Unit/2 Acres	1 Unit/1 Acre
Minimum Lot Size		
Without Sewers	1 Acre	1 Acre
With Sewers	21,750 Square Feet	18,750 Square Feet
Lot Width at Building Setback Line	300 Feet	300 Feet
Lot Coverage (Max.)	15%	15%
Setbacks		
Int. Local Road not Driveway	35 Feet	35 Feet
Property Line	20 Feet	20 Feet
Arterial Road	75 Feet	75 Feet
Height	35 Feet -OR- 3 Stories	35 Feet -OR- 3 Stories

6.2 EXISTING CONDITIONS

Block 57, Lot 15, 15.01, 15.02, 16, and 17 are on Bridgeton Pike, just southeast of where Route 77 splits from Commissioners Road. All five parcels are unimproved land and together are approximately 110 acres in size. Block 57, Lots 15.01, 15.02, 16, and 17 are all roughly 1 acre lots. Block 57, Lots 15.01, 16, and 17 all house single-family homes. Block 57, Lot 15.02 contains a Family Practice Physician's office.

Block 29, Lots 3, 4, and 10 are located near the northwest corner of the intersection of Route 322 and Barnsboro Road. These parcels are unimproved lots near the Richwood Village area, and together are about 95 acres in size. The parcels are currently zoned R-1 Residence-Agricultural (see , and the uses around the site are primarily residential in nature, with some small commercial uses, farmland, and the Pitman Golf Course in the general area.

6.2.1 Accessibility to Existing & Planned Village Centers

One of the most important site characteristics for rezoning parcels to accommodate greater residential density is their proximity to existing village centers. Concentrating higher-density development around existing (and planned) village centers serves the dual purpose of:

- ensuring future residents have easy access to a broader range of services and cultural attractions than isolated residential development affords, and
- preserving existing farmland, open spaces, and vital/protected natural areas within the Township.

Village centers are more suitable for higher-density residential development, as existing commercial, institutional, and other uses rely upon a greater population density to remain viable. Village centers also tend to be home to more mixed-uses, which also rely on greater

Figure 5. Block 29 Parcels Residential Density

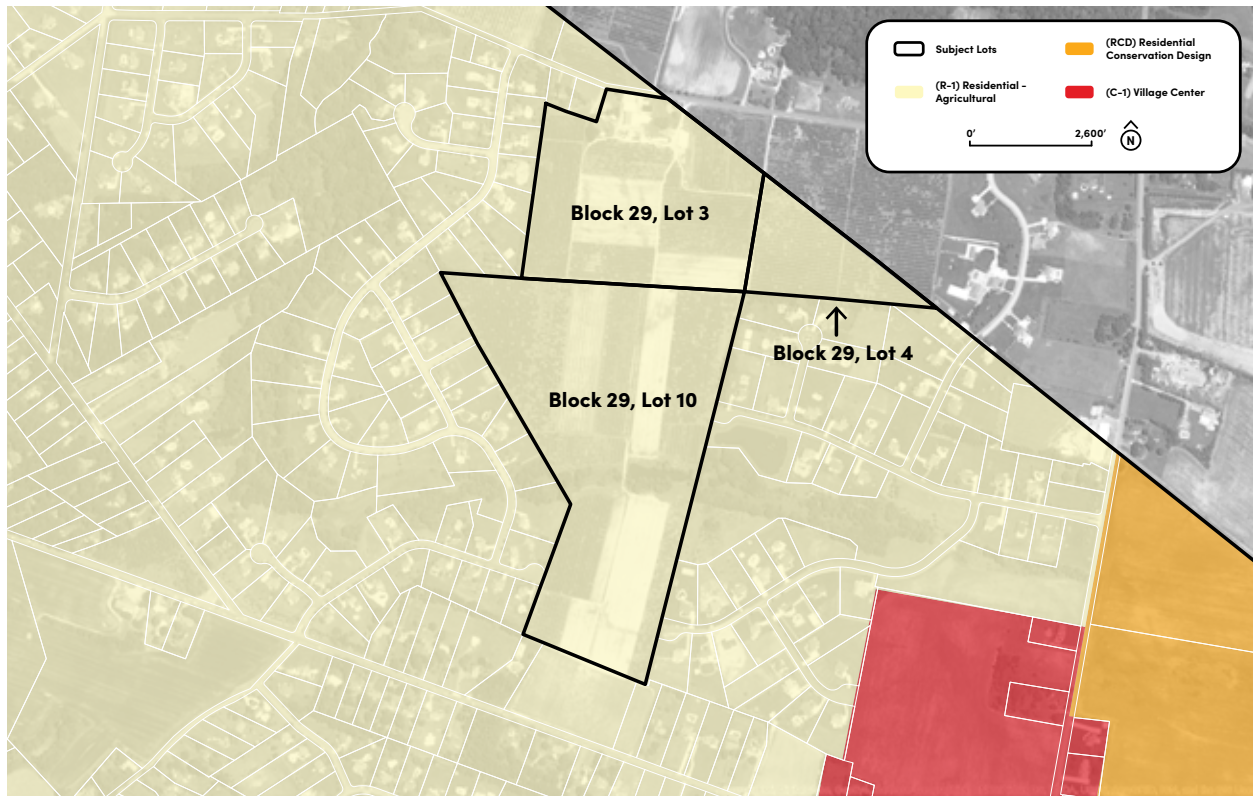
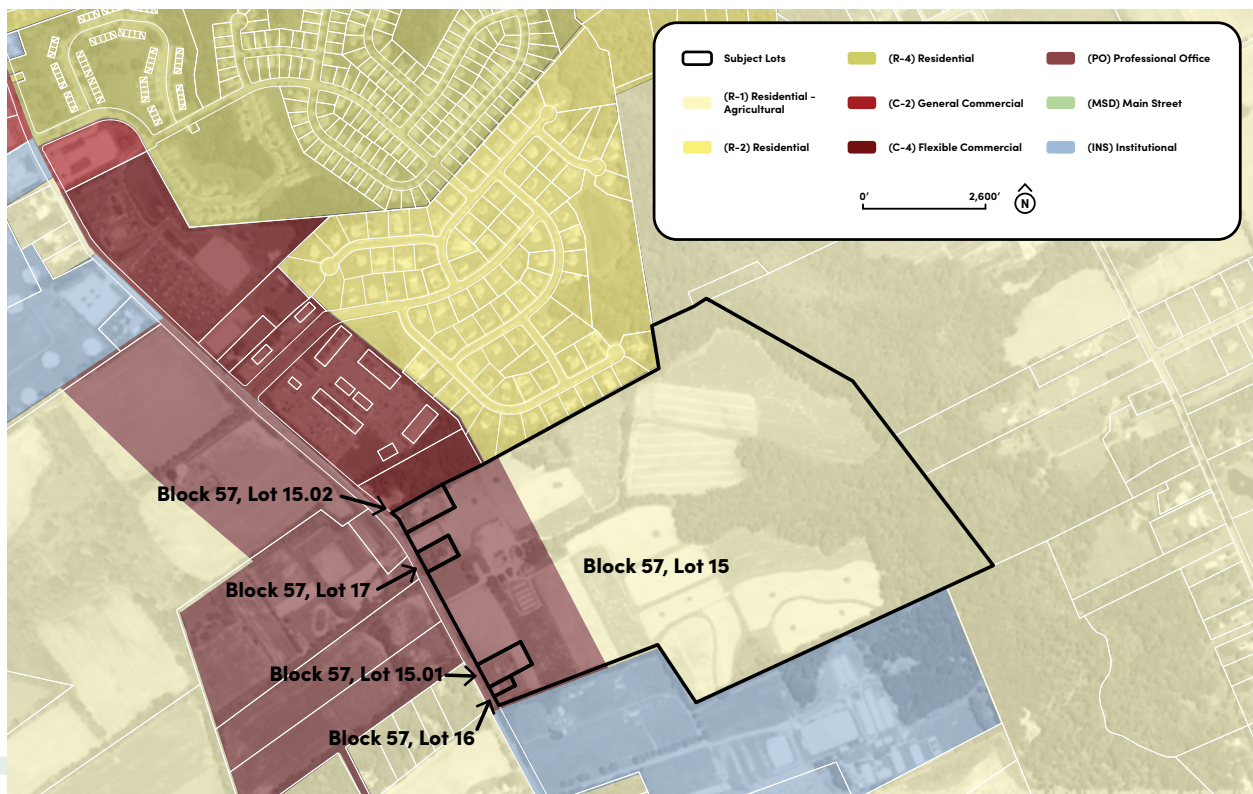


Figure 6. Block 57 Parcels Residential Density



population densities. Additionally, the residential components of mixed-use structures generally operate more like multi- than single-family dwellings and house a greater population density. As such, allowing greater density on the parcels in question would not disrupt or grate against the character of the existing and planned village centers in Harrison Township. For example, the planned Richwood Town Center will be one of the densest communities in Richwood, with an average residential population density of 6.7 units per acre, which is far denser than most other residential areas in the Township. The planned Richwood Town Center will also be home to more mixed-uses than other parts of Harrison Township outside of Historic downtown Mullica Hill, which, as another Village Center, also has one of the highest population densities in the Township.

Both the Block 29 and Block 57 parcels are proximate to existing or planned Village Centers. Block 29, Lots 3, 4, and 10 are less than one mile from the planned Richwood Town Center (which just moved one step closer to construction with the adoption of the Richwood Amended Redevelopment Plan on December 13, 2019), and Block 57, Lots 15, 15.01, 15.02, and 17 are less than a mile from historic downtown Mullica Hill. The proximity of both of these areas to existing and planned village centers is one factor that makes them suitable for rezoning.

6.2.2 Conservation of Existing Farmland, Open Space, & Natural Areas

The flipside of concentrating development at greater densities in or near areas that are already built up is the prevention of sprawl and the conservation of existing farmland, open space, and natural areas. As noted in the 1999 Master Plan, "The physical characteristics of land within the Township are best described as rolling countryside traversed by a number of streams and stream corridors which still contain large quantities of trees on fairly steep slopes." Further, this plan notes that "As developers look for available land in...Gloucester County, the primary attraction for many of them appears to be the rural settings found in the vicinity of" Harrison Township and its village centers. Finally, the Township Goal for "Agricultural Lands" states that the Township should "Promote the maintenance of agricultural uses where such uses are economically feasible" and should "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."

It is clear that, for several reasons, Harrison Township has a stated interest in preserving its existing farmland, open spaces, and natural areas. Rezoning the parcels in question will help take development pressure off existing farmland allow the Township to meet its goal of promoting "the orderly development of agricultural lands for residential...uses...in order to reduce development pressure on agricultural lands within the Township."

While several of the subject parcels—Block 29, Lots 3, 4, and 10 and Block 57, Lot 15—do currently house agricultural uses and natural areas, they are all surrounded by residential, industrial, commercial, institutional, and other uses, and are proximate to existing and planned village centers. As such, they are in effect "holes in the donut" and are already facing development pressure. Rezoning these parcels can help Harrison Township shape their future development, and ensuring it happens in a responsible way while simultaneously guiding development away from existing open spaces and natural areas, ensuring Harrison retains its "rolling countryside," stream corridors, and trees.

Figure 7. Block 29 Parcels Residential Density

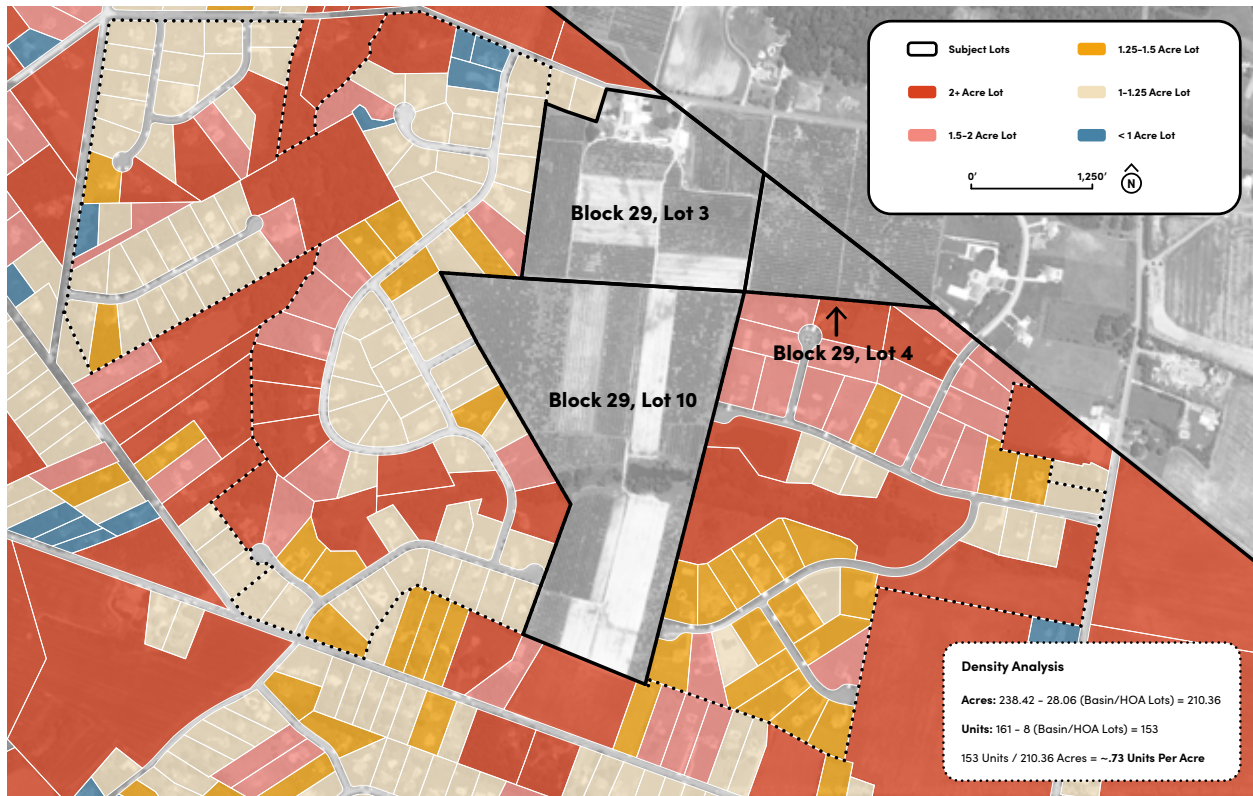
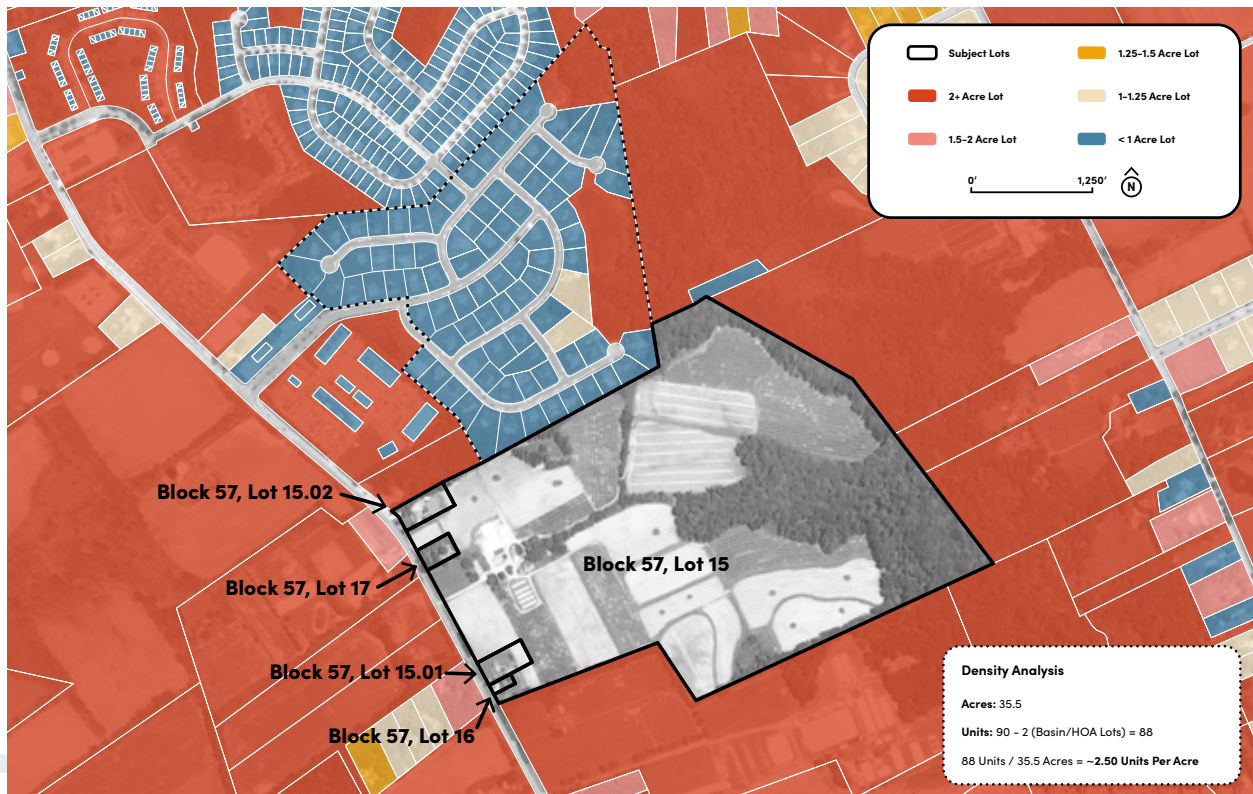


Figure 8. Block 57 Parcels Residential Density



6.2.3 Connection to Roads, Bike Paths, & Recreational Open Spaces

Another important aspect to rezoning the parcels in question is their potential connectivity to existing roads, bike paths, and recreational open spaces. As noted, all of the parcels in question are within more highly developed portions of the Township. Accordingly, they are well-served by existing roads, including U.S. Route 322 (Block 29 parcels), and Bridgeton Pike (Block 57 parcels), also known as N.J.S.H. Route 77. Both of these roadways are major transportation routes that connect to Historic Downtown Mullica Hill, other areas of Gloucester County and Southern New Jersey, and to population centers throughout the Northeast and Midwest. Additionally, Bridgeton Pike has several bus stops and a bus route operated by NJ Transit, which connects residents to the region via public transportation.

All of the subject parcels are also near planned and existing bike paths. According to Harrison Township's 2013 Bicycle + Pedestrian Plan, a multi-purpose bike path along the length of Bridgeton Pike is planned, and several bike paths, including a proposed extension to the County System and bike paths that will be part of Richwood town Center, run adjacent to the Block 29 parcels.

Finally, several recreational open spaces, including the Ella Harris Recreation Park, Raccoon Valley Swim Club, William Wilt Soccer Complex, and recreational areas that are part of the planned Richwood Town Center are all within a few miles of the subject parcels.

6.2.4 Character & Density of Neighboring Residential Areas

The character and density of neighboring residential areas is also crucial to judging the potential success of increasing density in a given location. Rezoning an area to a density that is either far higher or far lower than its surroundings could potentially create land use conflicts as well as issues of architectural and community character. Put simply, it would not necessarily be smart to put a skyscraper next to a single-family home.

The Block 57 parcels are bordered to the north by a residential subdivision with an average density of 2.5 units per acre, which is above the 2 unit per acre rezoning proposed (see **Figure 7 on page 18**). The Block 57 parcels also border the Mullica Hill Commons shopping mall and Historic Downtown Mullica Hill (also to the north), and several other commercial and industrial uses to the south. The character of this area is no longer primarily agricultural, and as such it is our conclusion that Block 57, Lots 15, 15.01, 15.02, 16, and 17 are suitable for rezoning.

While the Block 29 parcels are also surrounded by residential subdivisions, the character of the area is lower density than the area surrounding the Block 57 parcels. As seen in **Figure 8 on page 18**, the average density of the surrounding parcels is just 0.73 units per acre. However, it is our conclusion that the Block 29 parcels are still suitable for rezoning due to their proximity to the planned Richwood Town Center, which (as discussed in **Section 6.2.1 on page 15**) will have an average residential density of 6.7 units per acre. Additionally, as with the area surrounding the Block 57 parcels, the character of the area surrounding the Block 29 parcels has also been changing, and is no longer primarily dominated by agricultural uses. Accordingly, rezoning the parcels in question to R-2 would not adversely impact the area's character or result in any land use conflicts.

6.2.5 Access to Sewer & Water

Harrison Township has a stated goal of encouraging development in areas with existing access to sewer and water lines. This prevents the need for either the expansion of sewer and water services, which has been proven to result in the expansion of suburban sprawl into undeveloped areas, or the use of on-site septic tanks, which as far back as the 1999 Harrison Township Master Plan were proven to have "a more serious effect than [previously] thought on both surface and ground water quality."

Both the Block 29 and Block 57 parcels are within Harrison Township sewer service areas, meaning they meet this Township goal for development and are therefore suitable for rezoning.

6.2.6 Building on 2018 Master Plan Re-examination Recommendations

Finally, plans to rezone the areas in question have been in place for several years. **Section 8.0 "Rezoning Analysis"** of the 2018 Harrison Township Master Plan Re-examination Report notes that "...as demand for housing increases in the Township, land use and development patterns should, to the best extent possible, be concentrated around existing village centers, be located near a mix of other uses, be well-connected to road, bike paths, and recreational open spaces, and have access to sewer and water."

The 2018 Re-examination report continues "This Re-examination report examines several sites that have the potential to accommodate additional residential development. This analysis is supported by existing Master Plan goals and objectives as and reliable population estimates (**Table 3 on page 20**) that project continued growth within Harrison Township and the surrounding municipalities. Harrison Township had an estimated 2010 population of 12,417 (2010 Census), compared to a population of 8,785 in 2000. According to DVRPC, Harrison Township is projected to experience a 59% increase in population between 2015 and 2045. Surrounding municipalities are also projected to experience steady population growth, which may also contribute to a need for additional housing within the Township."

Table 3. Adjacent Municipalities & Harrison Township Population Forecasts

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

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

This report goes on to identify two "sites" that are suitable for rezoning to newly created, denser zones, the R-3 and R-5 districts. The first of these sites identifies Block 56, Lot 5 and Block 57, Lot 15. The second site identifies Block 29, Lot 6. While this second site doesn't identify any of the Block 29 parcels identified for rezoning in this Re-examination report, the parcel it does identify is less than half a mile away from this report's Block 29 parcels. Additionally, Block 29, Lot 6 exhibits many of the same characteristics as Block 29, Lots 3, 4, and 10. As such many of the same arguments made for rezoning Block 57, Lot 15 and Block 29, Lot 6 in the 2018 Re-examination report apply to the subject parcels in this Re-examination Report.

For example, the 2018 Re-examination report states that rezoning "Site 1" (including Block 57, Lot 15) "would increase the amount of permitted residential development on both parcels close to the Mullica Hill Main Street area and continue to concentrate a mix of housing, commercial, and civic uses in and around the village. Shopping, basic amenities, and recreational open space are also close to both parcels to serve new development. The proximity of both parcels to such amenities would also decrease the vehicle miles needed to travel to these uses."

Further, the 2018 Re-examination Report claims that the Site 1 parcels "have direct road access and can accommodate more than one ingress/egress point on Bridgeton Pike to handle traffic from additional residential development..." and, "are mostly absent of preserved farmland, wetlands, or other conservation areas that would significantly limit the amount of developable land. The one exception is Block 57, Lot 15, which backs up onto Raccoon Creek. However, the parcel is large enough to accommodate a generous buffer around the protected area and a substantial amount of residential development."

Regarding the Site 2 parcel (Block 29, Lot 6), the 2018 Re-examination Report states that Harrison has "identified its historic villages as place to concentrate a mix of new uses and the site is well-connected to transportation infrastructure to support increased development." The report goes on to note that "Proposed development in the nearby Richwood Redevelopment Area is anticipated to bring a mix of residential and commercial uses to the area, and Inspira Hospital is in the process of constructing a new medical campus east of Route 55. It is likely that the concentration of new development will create additional demand for housing close to new commercial amenities, which could be accommodated on this parcel if it was rezoned to allow for residential uses."

Finally, the 2018 Re-examination Report claims that "In terms of infrastructure, the parcel has direct road access to both Route 322 and Barnsboro Road, which would provide multiple ingress and egress points to disperse traffic. The close proximity of Route 55 is also advantageous for those commuting throughout the region. The site is also close to the proposed regional bike trail extension at the intersection of Route 322 and Barnsboro Road. The parcel is within the sewer service area," and that "The parcel does not contain any preserved farmland, wetlands, or other conservation areas that would significantly limit the amount of developable land."

As a result of these findings, the 2018 Re-examination Report identified the Site 1 and Site 2 lots as suitable for rezoning to districts with higher allowable densities. While this report does not recommend rezoning the parcels in question to the R-3 and R-5 zones noted in the 2018 Re-examination Report, it does recommend rezoning these parcels to the R-2 Residence District due to the reasons discussed in this and the proceeding sections.

6.3 PROPOSED ZONING

In light of the conditions outlined above, it is recommended that Block 57, Lots 15, 15.01, 15.02, 16, and 17 and Block 29, Lots 3, 4 and 10 be re-zoned from R-1 Residence-Agricultural to R-2 Residence district. The purpose of this zone is to encourage residential development in harmony with the land use needs of the Township. The R-2 district permits enough additional density per acre to meet the increasing demand for housing development within Harrison Township. Rezoning the subject parcels to the R-2 district would ensure that the permitted uses and built character remain substantially similar to the existing zoning while also allowing for additional housing density near other residential subdivisions, commercial uses, and public recreational spaces.

6.4 COMPLIANCE WITH MASTER PLAN GOALS AND OBJECTIVES

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

6.4.1 Township Goals for Planning and Development

1. Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
2. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
3. Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.
4. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
5. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.
6. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

6.4.2 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. Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.
3. Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

6.4.3 Community Image and Attractiveness Objectives

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

7.0 COMMERCIAL GATEWAY ANALYSIS

Route 322 is a major western gateway to and artery through Harrison Township, and is beginning to face increasing development pressure that challenges the balance of community interests and economic development with preserving the Township's rural character.

This Re-examination Report examines several sites in this area (see **Figure 9 on page 24**) all currently zoned C-55 Flexible Planned Industrial-Commercial District, that have the potential to accommodate continuous additional development. The intent of the C-55 Flexible Planned Industrial-Commercial District is to provide and encourage development of flexible planned industrial sites and planned commercial centers and to promote the orderly and sound development of multi-use areas, including certain limited manufacturing, and light industrial uses near major highways, in accordance with a comprehensive plan for achieving these objectives.

Our evaluation found that permitting the character and mixture of uses in the C-55 zone, as it currently requires, is positive for Harrison's future development. However, as currently written, certain aspects of the C-55 zone do not meet its stated intent, and do not properly align with the Township's Master Plan's goals. Additional justification for the recommended rezoning of these parcels builds upon the 2018 Master Plan Re-examination.

7.1 SITE SUITABILITY FOR NEW ZONING

The parcels within the C-55 zone have been identified as having a strong potential for rezoning to C-57. These parcels are all located west of Tomlin Station Road and were all previously zoned C-55. Rezoning parcels in Blocks 46, 46.01, 46.02, and 47 from their current C-55 designation to C-57 would help Harrison Township further the goals and objectives of both their 1999 Master Plan, and the subsequent Master Plan Re-examination reports discussed in **Section 5.1.1 on page 11**.

7.1.1 Character & Density of Neighboring Areas

The character and density of neighboring areas is also crucial to judging the potential success of future growth. Recent construction in the area has been respectful of the rural setting, with most buildings smaller than 20,000 square feet and set back among landscaped open space.

Changing the zoning of the area to one with new size and lot coverage requirements should

Figure 9. Harrison Township - Rezone Analysis Sites

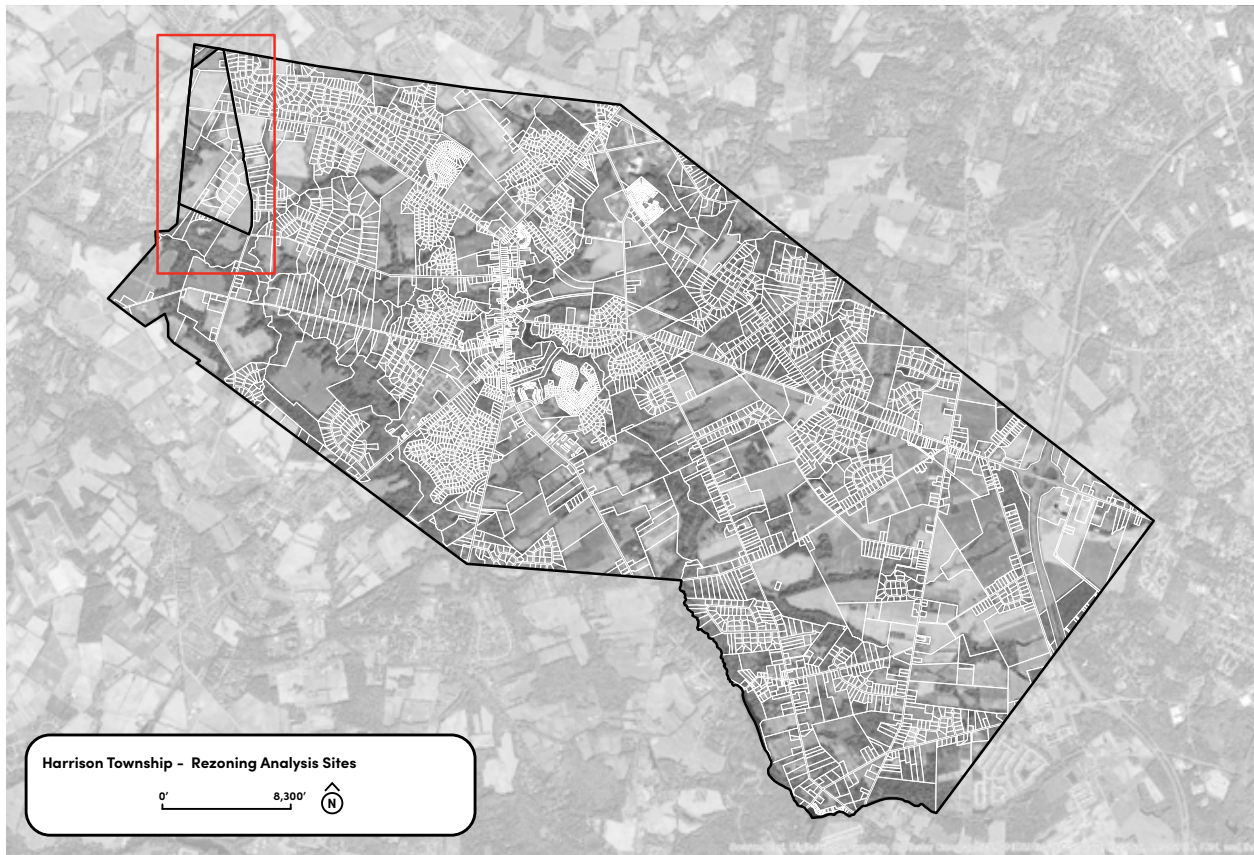


Figure 10. Existing Building in Tomlin Station - Intended Character of Proposed C-57 Zone



reduce the potential for future land use conflicts as well as prevent any issues arising from proposals that may be at odds with community goals for architectural character.

7.1.2 Access to Sewer & Water

Harrison Township has a stated goal of encouraging development in areas with existing access to sewer and water lines, which is discussed in 6.2.5. on page 20. The parcels in question are not within Harrison Township sewer service areas, meaning they do not meet Township goals for rezoning and will have to carefully maintain appropriate building sizes and lot coverage for unsewered areas.

7.2 EXISTING CONDITIONS

Blocks 46, 46.01, 46.02, and 47 are all currently zoned C-55 and located partially within Rehabilitation Area "B45 L16 and Commerce Center Vicinity Rehabilitation Area Resolution #039-2009"

Blocks 46.01 and 46.02 are notable as containing recent construction as the Tomlin Station development, and mostly contain lots of 3-4 acres in size.

7.3 PROPOSED ZONING

In light of the site suitability issues stated above in 7.1 and the existing conditions outlined above in 7.2, it is recommended that Blocks 46, 46.01, 46.02, and 47 be re-zoned from C-55 "Flexible Planned Industrial-Commercial District" to C-57 "Special Gateway District". The purpose of this zone is to encourage commercial development in harmony with the land use needs of the western edge of the Township. The new zoning district permits the same uses, accessory uses conditional uses as the C-55 District, with one exception. Though industrial uses and industry supporting activities are encouraged and permitted, the "Large Industry" use category is not permitted under the provisions of the C-57 Special Gateway Zoning District. Bulk standards, design criteria and performance requirements for new C-57 zoning district are also identical to the C-55 Flexible Planned Industrial-Commercial District, with the exception that buildings shall be limited to 35 feet in height.

Rezoning the subject parcels to the C-57 district would ensure that the permitted uses and built character remain substantially similar to the existing zoning while also allowing for additional continued economic growth. It is further recommended that to maintain the scale and character of the subject area that individual buildings be limited to a maximum of 20,000 square feet per development lot.

7.4 COMPLIANCE WITH MASTER PLAN GOALS AND OBJECTIVES

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

7.4.1 Township Goals for Planning and Development

1. Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
2. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
3. Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.
4. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
5. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.
6. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.



DRAFTED FOR THE TOWNSHIP OF HARRISON BY:

