

REDEVELOPMENT PLAN

181 North Main Street

HARRISON TOWNSHIP, NJ

November 21, 2022

Block: 39

Lots: 6, 6.01, 7, 8, and 8.01



Prepared by:



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1.0 INTRODUCTION

1.1 Introduction

Harrison Township designated Block 39, Lots 6, 6.01, 7, 8 and 8.01 as a "Non-Condensation Area in Need of Redevelopment" in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A.1 et seq.). For the purposes of this Redevelopment Plan, Block 39, Lots 6, 6.01, 7, 8 and 8.01 shall be referred to as the "Redevelopment Area."

Harrison Township Resolution 80-2021 authorized an investigation to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an "Area in Need of Redevelopment". A Preliminary Investigation for Determination of an Area in Need of Redevelopment was prepared by Robert F. Melvin, PP/AICP, of Pennoni. That report concluded that Block 39, Lots 6, 6.01, 7, 8 and 8.01 meets statutory criterion D and E and should be designated an Area in Need of Redevelopment.

As such, this Redevelopment Plan has been prepared to articulate the Township's vision for this Redevelopment Area and describes the standards and procedures for the development and redevelopment of Block 39, Lots 6, 6.01, 7, 8 and 8.01 in accordance with the LRHL.

1.2 Site Description

Block 39, Lots 6, 6.01, 7, 8 and 8.01 is located along New Jersey Route 45, or North Main Street, on the three road intersection with David Drive and Breakneck Road and continuing directly to the southwest of the intersection. The site consists of five C-1 zone parcels, from 179 to 197 North Main Street. The 2.57 acre site is currently occupied by seven vacant structures, including five former residential structures and two former commercial structures. Adjacent parcels to the site include C-1, C-2, R-2, and Professional Office (PO) zones. Just across from the site, on the other side of Breakneck Road, is a commercial area including a CVS pharmacy, a dairy/sandwich shop, and an orthodontist office. The neighboring zones, particularly the adjacent commercial area, make this site an ideal candidate for a commercial enterprise.

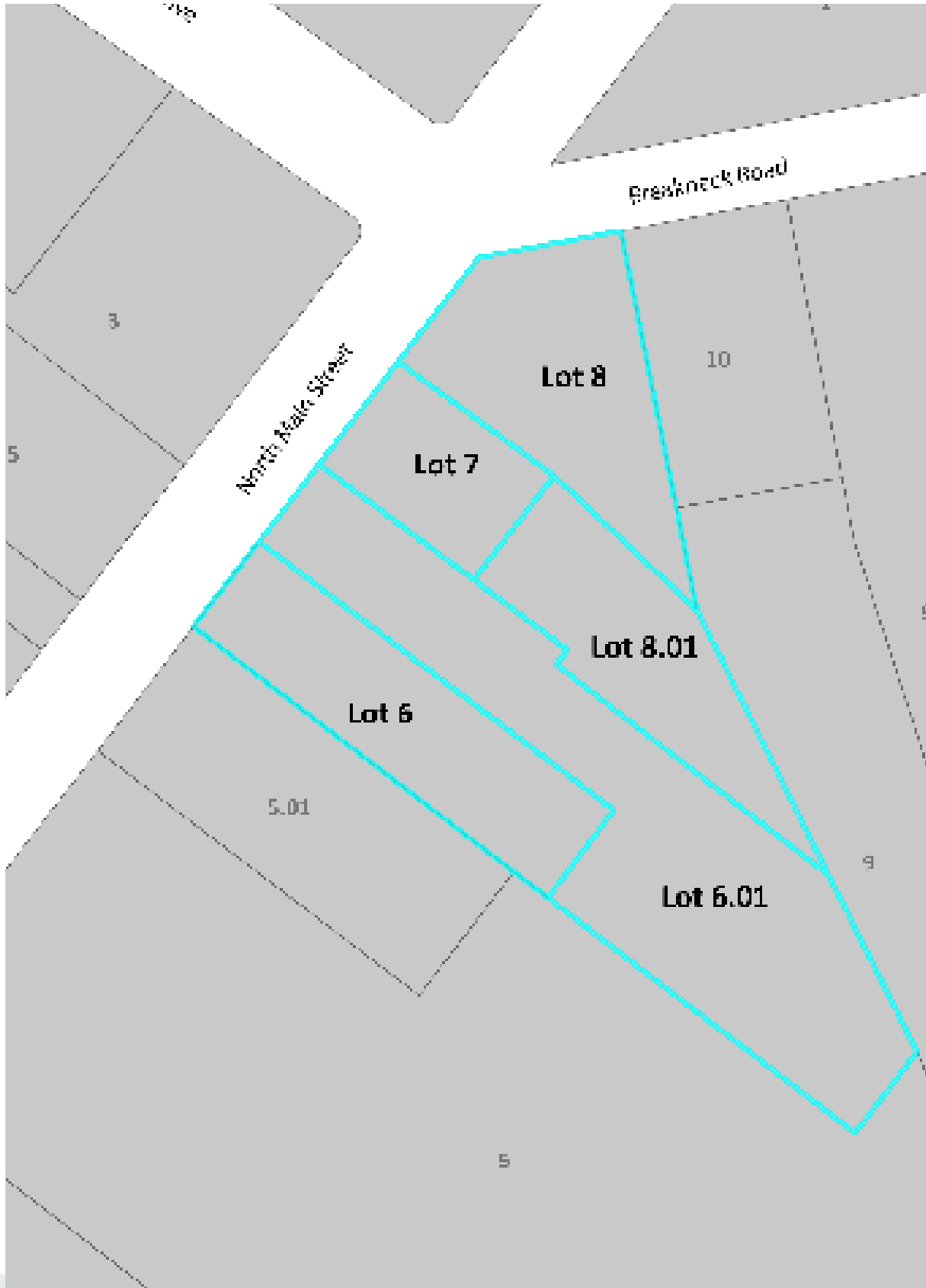
The boundary of the redevelopment plan site is illustrated in Figure 1 on page 2.

1.3 Redevelopment Planning in New Jersey

New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas.

The LRHL requires municipalities to perform several steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the municipality's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

Figure 1. Redevelopment Plan Site



1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."

2.0 RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

2.1 Local Goals and Objectives

Harrison Township's most recent Master Plan Reexamination was completed in May 2020. The goals of this Redevelopment Plan are derived directly from Township Master Plan policy and goal statements, and as such its vision is consistent with the goals of Harrison Township. This Redevelopment Plan furthers the following list of goals and objectives—and the broader vision—for Planning and Development in Harrison Township identified in the Township Master Plan.

2.1.a. Township Goals for Planning and Development

1. Community Character: "Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. 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. Visual Character: "Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township. - Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual "rural character" of the community. It is in the Township's interest to promote high quality development through architecturally compatible design."

3. Community Balance: “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.”
4. Natural Features: Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development.

2.1.b. Employment Objectives

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.

3.0 REDEVELOPMENT VISION

3.1 Development Plan

The site is in the C-1 Village Center District at the corner of North Main Street and Breakneck Road. The site’s location is in a commercial zone just to the north of the Main Street District and Mullica Hill Historic District Rehabilitation Zone, within proximity of the northern border of the municipality. The intent of the zone is to provide single-user, small-scale retail and service facilities which have a relatively low impact on transportation infrastructure, and which primarily service the daily needs of the public. The purpose of this plan is to create a development program that allows for a more efficient design of the property to allow for uses on the site consistent with the intent of the zone.

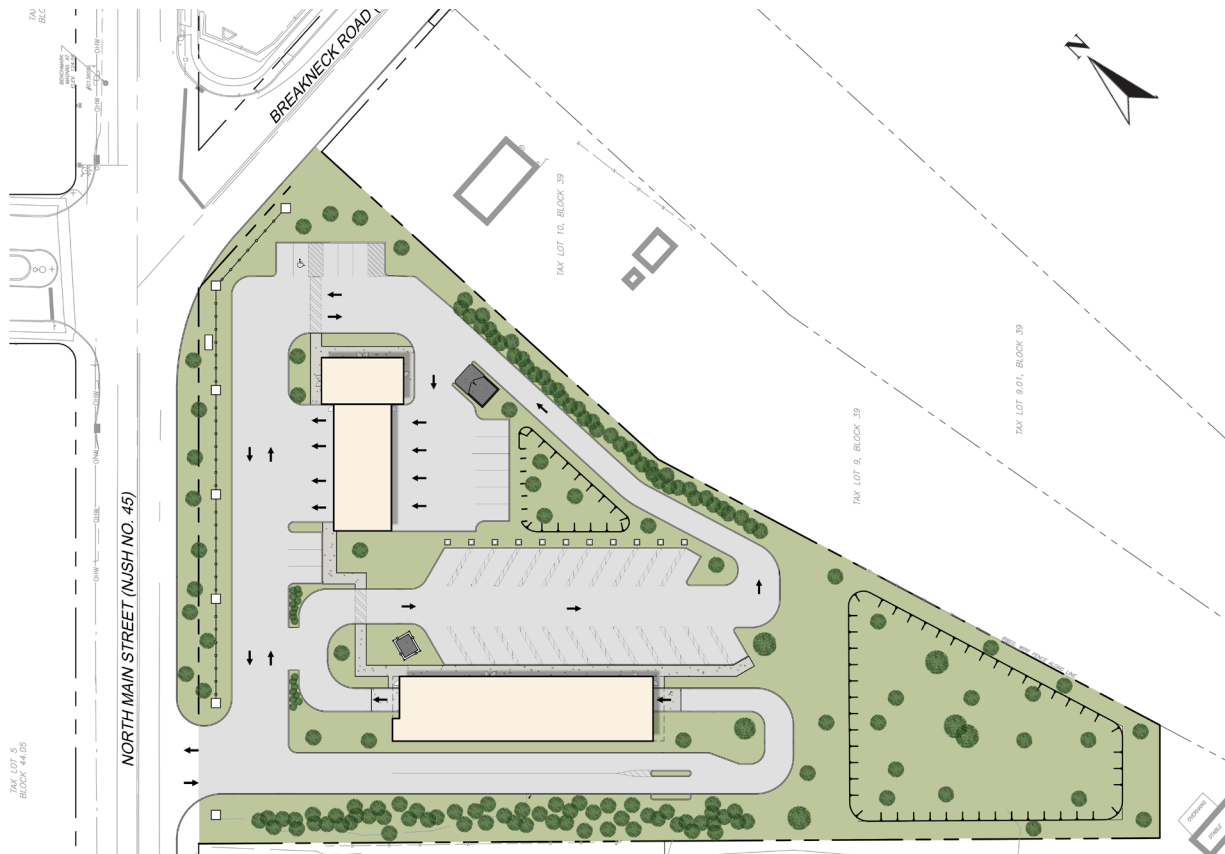
3.2 Development Program

The development program for the site will include commercial structures, parking area, and attractive landscaping.

As seen in **Figure 2 on page 5**, the development program shall include:

- The demolition of eight (8) existing structures.
- The construction of two (2) new structures, including a car wash facility, 4-bay lube center with attached office space.
- Fourteen (14) parking spaces and twenty-four (24) spaces for self-service vacuum equipment.
- Buffering and landscaping at strategic locations along the perimeter and within the interior of the site.

Figure 2. Development Program



- A new stormwater management system.
- Improved access to the site from North Main Street.

3.3 Use and Bulk Standards

If not modified below, all uses and bulk standards shall be consistent with the C-1 Village Center District and other sections of the Harrison Township Zoning Code where applicable.

3.3.a. Permitted Principal Uses:

1. Drive Through Car Wash
2. Lube Center
3. All other uses permitted in the C-1 Village Center District

3.3.b. Permitted Accessory Uses:

1. Shall be consistent with the accessory uses in the C-1 Village Center District

3.3.c. Lot Requirements

1. Minimum lot size: 22,000 square feet
2. Minimum lot width: 100 feet
3. Maximum building coverage: 35 percent
4. Maximum lot coverage: 60 percent

3.3.d. Setbacks & Height

1. Minimum front setback: 35 feet
2. Maximum building height: 35 feet or three stories

3.3.e. Parking

1. Except as modified below, all parking requirements shall comply with §225-86 Parking Requirements of the Harrison Township Zoning Code.
2. A minimum of thirteen (13) parking spaces shall be provided on site for the proposed car wash and lube station and a minimum of twenty (20) vacuum stations shall be provided.
3. Minimum stall size unless shopping trolleys are utilized: 9' x 18'
4. No more than three (3) vehicles may be parked overnight, and they must be parked in a location that is not visible from a public right of way.

3.3.f. Circulation

1. Ingress/Egress shall be limited to one (1) bi-directional access point on North Main Street. Configuration of the access to/from North Main Street shall comply with specifications determined by NJDOT and, if applicable, other relevant outside agencies.
2. Designated loading areas shall be identified and located in areas that are accessible to delivery vehicles without hindering circulation of vehicles accessing the car wash.

3.4 Design Standards: Architecture

1. The design and location of all buildings shall be subject to review and approval of the Joint Land Use Board for consistency of the goal that building locations and architecture shall be complimentary to the context of the site.
2. To avoid large, monotonous walls, all building facades shall be modulated in a way that divides large faces into the appearance of several sections. Such modulation may be achieved with roofline offsets, bay windows, vertical breaks, balconies, or other architectural treatments. There shall be no "back" façade facing a public street.

3. Permitted materials on facades include glass and masonry materials.
4. A minimum of 18% of all public-facing facades shall be glass.
5. Building shall be Hardiplank or masonry construction to be approved by the Joint Land Use Board.
6. All building materials, including the roof, shall be earthtones.

3.5 Design Standards: Site Plan

3.5.a. Site Furniture

Site furniture and lighting shall be designed and implemented to the satisfaction of the Joint Land Use Board. All site furniture, trash receptacles, lighting, and bollards shall be black.

3.5.b. Stormwater Management

Stormwater management shall be designed and implemented to the satisfaction of the Joint Land Use Board and shall either meet or exceed those requirements found in Chapter 188 Stormwater Management of the Harrison Township General Legislation and N.J.A.C. 7:8 by utilizing both structural and non-structural Low Impact Development Techniques within the New Jersey Stormwater Best Management Practices Manual, last amended in March 2021.

3.5.c. Site Landscaping

Site landscaping shall be designed and implemented to the satisfaction of the Joint Land Use Board and shall meet or exceed the requirements of §225-138 of the Harrison Township Zoning Code except as modified below:

1. Landscape Buffer from street: 7.5'
2. Percentage of Interior Lot Landscaping: 0%

3.5.d. Signs (Subject to JLUB Approval)

1. All signs shall conform to the minimum standards set forth in §225-93 Signs in the C-1, C-2, and Village Business Commercial Districts of Harrison's Township Zoning Code except as modified herein.
2. Signs shall integrate with the architecture and shall be designed and implemented to the satisfaction of the Joint Land Use Board.
3. All facade signs, where lit, shall be indirectly lit through the use of downward pointing gooseneck fixtures or be internally illuminated.
4. If internally illuminated, façade signs shall be channel letters, box signs are prohibited.
5. All free-standing signs shall be indirectly lit.

6. One freestanding sign is permitted along North Main Street, not to exceed twenty (20') feet in height and 80 square feet in area. Use of a monument sign not exceeding ten (10') feet in height will allow for the sign area to be increased to a maximum of 100 square feet.
7. Freestanding sign setback from road: 10 ft
8. One facade sign shall be permitted on each building facade facing North Main Street and one facade sign shall be permitted on each building facade facing Breakneck Road. No other façade signs shall be permitted on any other building elevation.
9. Directional signs at points of ingress and egress shall be permitted at the discretion of the Joint Land Use Board.

3.5.e. Buffers

1. Buffers shall be designed and implemented to the satisfaction of the Joint Land Use Board. Quality and size of buffers to be determined at site plan review by the Joint Land Use Board.

The buffer along the adjacent parcels shall be a combination of appropriate greenery and fencing.

3.5.f. Trash Enclosures

1. Trash Enclosures shall have a minimum six (6') foot high masonry enclosure buffered with landscaping and shall be sufficient in size to provide dumpsters and recycling containers for all uses on the site. The applicant shall prepare a waste management plan to be reviewed by the JLUB that calculates the necessary refuse space for all anticipated users.

3.5.g. Lighting

1. Site lighting shall be designed to the satisfaction of the Joint Land Use Board.
2. All lighting shall be designed and installed to avoid off-site spillage to the greatest extent possible and consistent with safety.
3. Light sources shall use full cut-off features to minimize impacts outside the boundaries of the site.
4. All lighting fixtures shall not exceed twenty five (25') feet in height.

3.6 Affordable Housing

All applications for development for the Subject Site Redevelopment Area shall comply with all state and local laws as they relate to low and moderate income housing.

3.7 Infrastructure and Public Improvements

3.7.a. Sewage

The Subject Site Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

3.7.b. Water

New Jersey American Water serves Harrison Township and other parts of Burlington, Camden, and Gloucester Counties and shall be provided at the developer's expense.

3.7.c. Other Utilities

Any new utility lines constructed to serve the Subject Site Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances and shall be at the developer's expense.

4.0 RELATIONSHIP TO OTHER PLANS

4.1 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. The following goal of this Development Management Plan supports the Redevelopment Plan:

- "To encourage a growth pattern that will concentrate rather than disperse development throughout the County."

In addition, the plan identifies Growth Areas within the county, including "surrounding Mullica Hill in Harrison Township" (p.78). The plan stresses the importance of these growth areas to guide development into established areas. This helps to lower public infrastructure costs and preserves farmland and natural resources (p.78).

This redevelopment area is well-served by existing infrastructure in a long established commercial corridor within Harrison Township.

4.2 Relationship to State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns.

The parcel in question is located in Planning Area 3, Fringe Planning Area. Growth is directed at centers in these areas in order to preserve environmentally sensitive lands and open space.

The relevant policy objectives of State Planning Area 3 include the following:

- Focus development and redevelopment in appropriately located and designed Centers to

accommodate growth that would otherwise occur in the Environs.

- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. (2001 State Plan, p. 202, 203)

Redevelopment at this site supports these planning objectives by directing redevelopment into a developed area of the township with supportive infrastructure, and recent infrastructural investments conducive to commercial activity.

4.3 Relationship to Development Regulations of the Municipality

The regulations that apply to the Redevelopment Area as modified by this plan, were adopted by the Harrison Township Committee. The regulations for the C-1 Village Center zone are found in the Township's Zoning Code within the General Legislation.

4.4 Relationship to Other Municipal Plans

Harrison Township is contiguous to the following municipalities: Glassboro, East Greenwich, Mantua, Elk, and South Harrison. The Redevelopment Area is near the center of Harrison Township and does not abut any surrounding municipalities. As such, it is not likely to have any impact on the master plans of any of the contiguous municipalities.

5.0 GENERAL PROVISIONS

5.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area as identified, discussed, and outlined in this document.

5.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate.

Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

5.3 Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

5.4 Redevelopment Entity

The Governing Body of Harrison Township will serve as the Redevelopment Entity responsible for the implementation of the Redevelopment Plan.

5.5 Applications for Development

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers, and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the Borough and a municipally designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

1. to allow a use not specifically permitted within the redevelopment district;
2. exceeding the maximum density allowed for any permitted use;
3. exceeding the maximum building or structure height as measured in feet and/or stories;
4. to allow a deviation from any contractual obligations of the redeveloper to the Borough; or
5. any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d require an amendment of this Redevelopment Plan.

All development within the redevelopment area shall be within any financial agreement executed by the Township.