

REDEVELOPMENT PLAN CORNER OF MAIN

HARRISON TOWNSHIP, NJ

July 5, 2022

Block: 73

Lot: 32

Prepared by:



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1.0 INTRODUCTION

1.1 Introduction

Harrison Township designated **Block 73, Lot 32** as an "Area in Need of Rehabilitation" in 2008 along with the entirety of the Mullica Hill Historic District and in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (N.J.S.A. 40A:12A.1 et seq. and will be referred to in this plan as the "redevelopment area."

Harrison Township Resolution 064-2008 approved the determination of the Mullica Hill Historic District as an Area in Need of Rehabilitation following a preliminary investigation report prepared by Remington and Vernick Engineers, dated May 27, 2008. That study was subsequently amended in 2013 by Robert F. Melvin, PP/AICP, now of Pennoni, to add two parcels contiguous with the district. The original report concluded that **Block 73, Lot 32** as part of the Mullica Hill Historic District, by the nature of the age of the infrastructure and that "a program of rehabilitation may be expected to prevent further deterioration and promote the overall development of the community." (NJSA 40A:12A-14.a.).

As such, this Redevelopment Plan has been prepared to articulate the Township's vision for this specific Block and Lot within the Rehabilitation Area, and describes the standards and procedures for the development and redevelopment of **Block 73, Lot 32** in accordance with the LRHL.

1.2 Site Description

Block 73, Lot 32 encompasses 0.57 acres and fronts Church Street and Main Street (New Jersey State Highway Route 45). The street address of the property is 19 South Main Street. Adjacent uses to the North, East, and West are primarily commercial, although located within detached structures originally built as single family homes. The property across Main Street is the Mullica Hill Baptist Church, founded 1845. 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:

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

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.” **Township Master Plan**
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 at the corner of Church Street and Main Street. The site's location, on a prominent corner in the center of the traditional, mixed-use Historic Mullica Hill Village, has the potential to be a major contributor to the ongoing vitality of the area.

3.2 Development Program

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

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

- Two (2) separate additions to two (2) separate existing buildings
- The construction of one new 30'x30' building for retail purposes
- Approximately 14 +/- parking spaces
- Buffering and landscaping at strategic locations along the perimeter and within the interior of the site
- Access points from roadways and adjacent site

3.3 Use and Bulk Standards

3.3.a. Permitted Principal Uses:

1. All uses permitted in the §225.22.A. of the Harrison Township Zoning Code

3.3.b. Permitted Accessory Uses:

1. On-Site Parking
2. On-Site Stormwater Management
3. Buffering and landscaping
4. Waste Disposal Enclosures
5. Any additional accessory uses permitted in §225.22.C. of the Harrison Township Zoning Code

3.3.c. Prohibited Uses:

1. Any type of drive-through facility, including car wash
2. All uses prohibited in §225.22.B of the Harrison Township Zoning Code

3.3.d. Lot Requirements

1. Minimum lot area: 0.5 acres

Figure 2. Redevelopment Site Conceptual Plan



2. Minimum lot width: 100 feet
3. Maximum Impervious Coverage: 70%

3.3.e. Setbacks & Height

1. Minimum front yard building setback: 7.4 feet (from Main Street)
2. Minimum side yard building setback: 0 feet (opposite Church Street)
3. Minimum rear yard building setback: 10 feet (opposite Main street)
4. Maximum building height: 35 feet

3.3.f. Parking

1. Parking shall meet **Section 225-86 "Off-Street Parking, Loading and Bicycle Parking Regulations"** of Harrison's Township Zoning Code, except as otherwise noted below.
2. Minimum parking stall size: 9 feet x 18 feet or 8 feet by 16' if labeled as compact car parking spaces, which shall be limited to 20% of all parking.
3. All curbing shall be Belgian Block.

3.3.g. Circulation

1. One vehicular ingress/egress shall be permitted along Church Street, but this should be limited

to 30' if possible.

3.3.h. Multi-Purpose Path Requirements (Subject to JLUB Approval)

1. Path should accommodate two-way travel
2. Minimum width of path: 4 feet
3. Bituminous paving may be used for primary path surface

3.4 Design Standards: Architecture

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.

1. Architecture
 - a. To avoid large, monotonous walls, all buildings façades 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.
 - b. Building materials shall be subject to approval by the Joint Land Use Board based on a review and recommendation by the Historic Commission.

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 with the requirement that it shall be a landscape amenity and its size and visual impact be softened through the use of strategic landscape treatment.

3.5.c. Site Landscaping

Site landscaping shall be designed and implemented to the satisfaction of the Joint Land Use Board.

3.5.d. Signs (Subject to JLUB Approval)

1. All signs shall conform to the minimum standards set forth in **Section 225-92 “Signs in the Historic District” of Article XIII Signs** of Harrison’s Township Zoning Code unless specifically modified by this Redevelopment Plan.
2. Signs shall integrate with the architecture and shall be designed and implemented to the satisfaction of the Joint Land Use Board.

3.5.e. Buffers

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.

There shall be buffers within the Redevelopment Area:

1. The buffer along the property line with Lot 34 shall consist of the 10 foot (in width) required setback, planted with shrubs 3 & 1/2 to 4 feet in height that are thick enough to completely hide the bumpers and grills of parked cars—as well as their headlights—from view. This buffer shall also be planted with ornamental flowers and/or grasses and trees 25 feet on-center.
2. The buffer along the adjacent parcel 35.01 shall be a combination of evergreen trees and fencing.
3. The buffer at the corner shall be a timber retaining wall and landscaped area.

3.5.f. Trash Enclosures

Trash enclosures shall be required for the outdoor storage of any waste or recycling material if needed. They shall have a minimum 6 foot high masonry enclosure buffered with landscaping and solid board-on-board fencing for the enclosure gates.

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 and poles shall be black.

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, as it is located in Harrison's Historic Mullica Hill Village. Redevelopment in this area is consistent with the above noted goal of the Gloucester County Development Management Plan.

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. With respect to good Smart Growth, Center-based practices, and locating development near community amenities and walkable environments, the site is within Harrison's Historic Mullica Hill Village and will support the goals of the Township's Bicycle and Pedestrian

Master Plan. This redevelopment area is consistent with State planning policy objectives.

4.3 Relationship to Development Regulations of the Municipality

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee. The regulations for this zone are found in the Township’s Combined Land Use Code.

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.

