

# North Main Street Redevelopment Plan

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Robert F. Melvin, PP, AICP  
N.J. Planner License No. 04018

3 South Broad Street, Suite 3C  
Woodbury, NJ 08096  
p.856.251.9989  
f.856.202.8007  
File No. GMD09023

## ACKNOWLEDGMENTS

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Louis Manzo

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Robert F. Melvin, PP/AICP  
Principal

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Michael K. Mueller, PP/AICP  
Professional Planner

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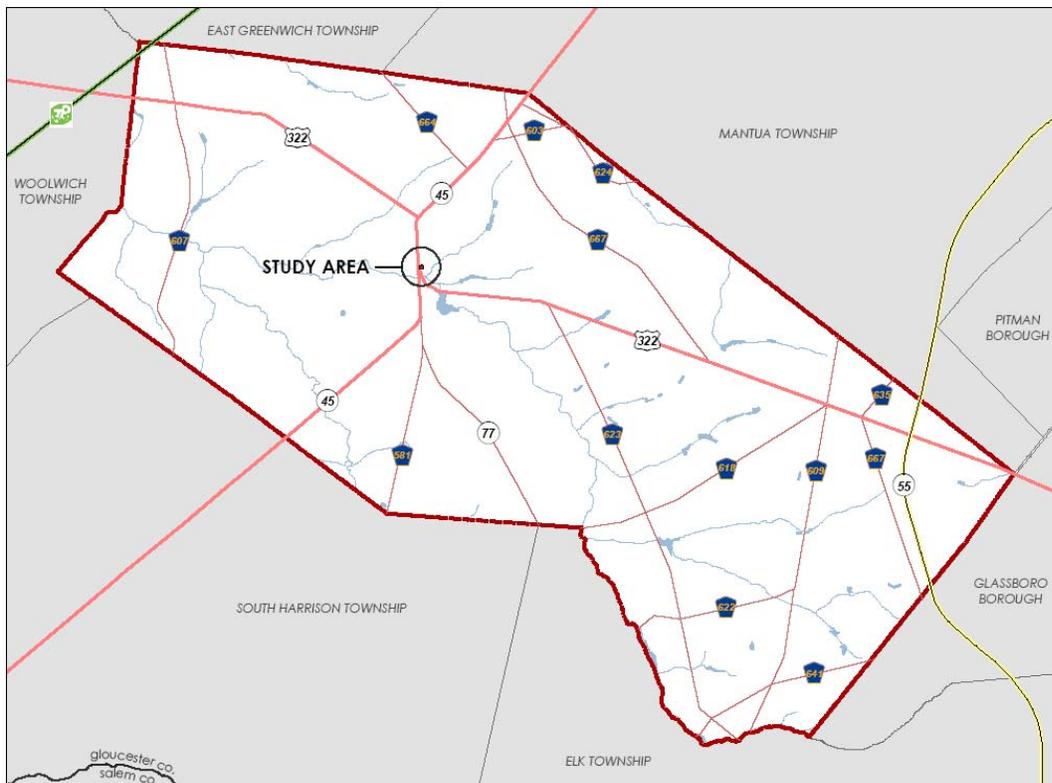
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## INTRODUCTION

Harrison Township has identified one site as an opportunity for redevelopment in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL). In July 2007, the site known as the abandoned gas station (Block 62, Lot 8) had been the subject of a Preliminary Investigation for Determination of An Area in Need of Redevelopment as contained in a report prepared by Craig F. Remington, L.S., P.P. and John Cantwell, P.E., P.P., of Remington and Vernick Engineers, which map and report sets forth the basis of this Redevelopment Investigation and is fully incorporated herein by reference. In June 2009 the Planning Board adopted a resolution that recommended to the Governing Body of the Township of Harrison that Block 62, Lot 8 be designated as an "Area in Need of Redevelopment" based upon the aforementioned needs assessment.

In May 2008, John Cantwell, PE, PP, prepared a report for the Township that was entitled: "Designation of Mullica Hill Historic District as an Area in Need of Rehabilitation". Block 62, Lot 8 was included in this report. Based upon this report the Planning Board passed a resolution recommending that the Mullica Hill Historic District be declared an Area in Need of Rehabilitation and the Governing Body adopted a similar resolution.

This Redevelopment Plan describes the standards and procedures for the redevelopment of land specified in the Preliminary Investigation document. The preliminary investigation concluded that the specified area in Harrison Township qualified to be declared an "Area in Need of Redevelopment". This document sets forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper.



## LOCAL CONTEXT

## PLAN BACKGROUND

### THE REDEVELOPMENT ACT

The LRHL empowers municipalities with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land uses. The process has been used successfully across the state to creatively improve properties meeting specific redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the state.

### PURPOSE OF PRELIMINARY INVESTIGATION

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This investigation was performed for Block 62, Lot 8. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township 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:

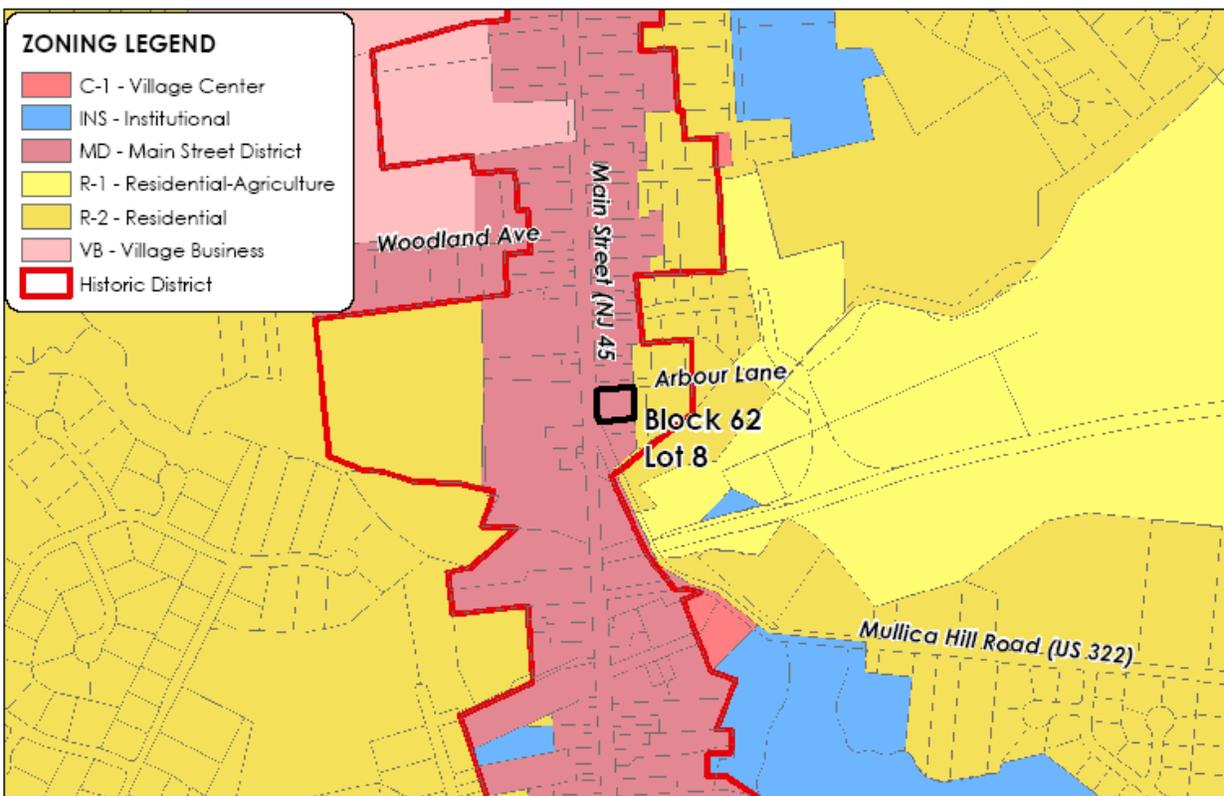
- a. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- b. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying parcel(s) to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- c. 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.
- d. 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 boundaries, although these are typically accepted as recommended by the Planning Board.
- e. The Planning Board must also prepare and recommend to the Governing Body a Redevelopment Plan establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment".
- f. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to Township's Zoning Ordinance.

## DESCRIPTION OF REDEVELOPMENT AREA

The site measures .45 acres (19, 892 SF) in size and is located on the eastern side of North Main Street just north of the Mill Road/North Main Street Intersection.

The site contains an existing one-story 1,192 square foot vacant building which had been constructed in the early 1960's. Three (3) curb cuts exist along the North Main Street frontage of the site. A retaining wall is located along adjacent Arbour Lane and along the rear property line toward the east. Over 50% of the site is covered by asphalt in combination with the building. Portions of the site contain trees and other vegetation. A concrete sidewalk exists along the North Main Street frontage.

The site is located within the MSD, Main Street Zone District and the Mullica Hill Historic District. Lot 8 is adjacent to North Main Street, Arbour Lane and existing single family detached dwellings. The site has been vacant for the past 8 years. Underground tanks were removed in 2002.

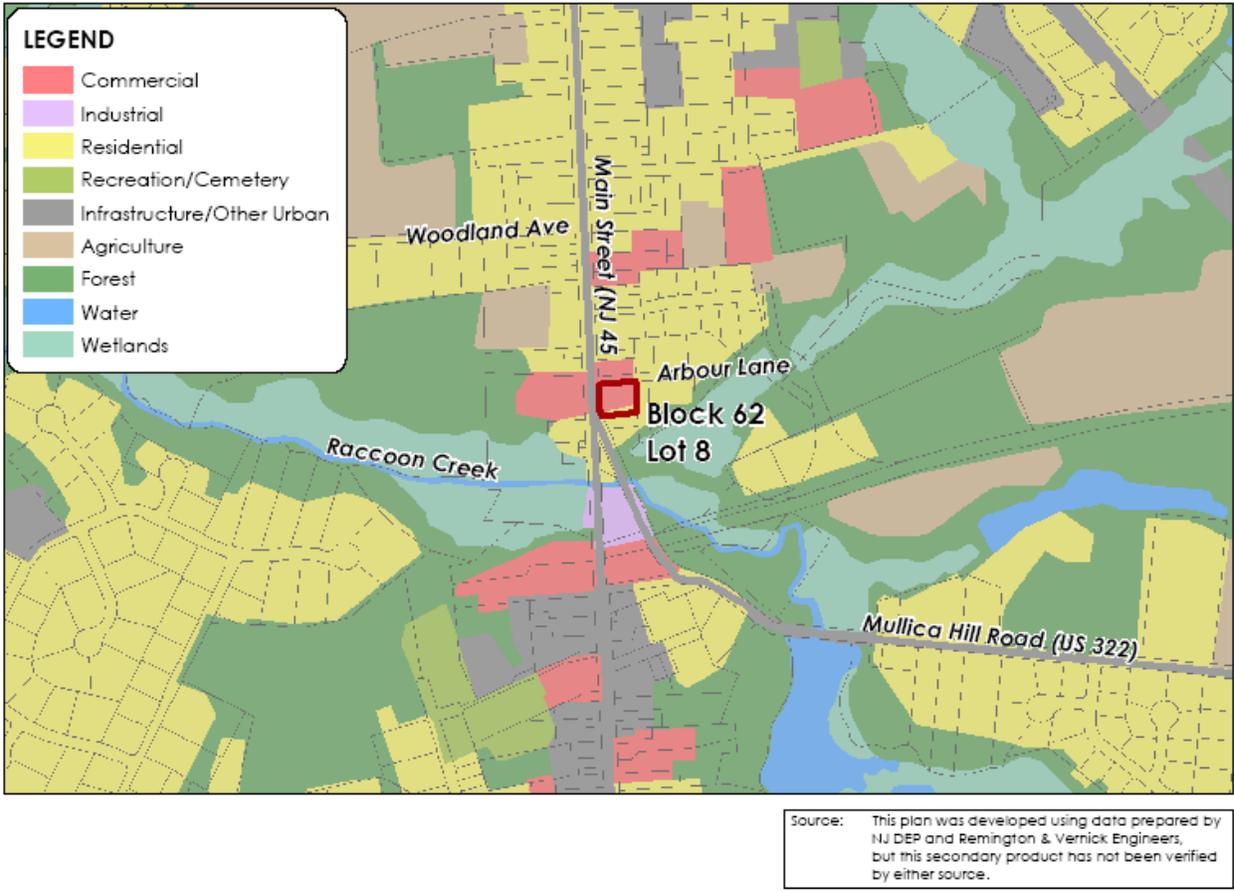


Source: This plan was developed using data prepared by Remington & Vernick Engineers, but this secondary product has not been verified by this company.

## EXISTING ZONING

0 250 500 1,000 Feet





## 2002 LAND USE/LAND COVER

### REDEVELOPMENT POLICY, 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. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Planning Board for distinct areas of community concern and are listed below.

The goals of this Redevelopment Plan are derived directly from the Township Master Plan policy and goal statements. The objectives are derived from applicable Master Plan elements.

#### Policy

- Diversifying the economic composition of the Township are priorities through increased commercial development.

## Goals

- Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
- 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.
- Preserve and enhance the traditional design and small town quality of life in Harrison Township by ensuring that proposed development is compatible with those landscapes, architectural elements, and patterns of development that give the Township its unique rural character.

## Objectives

- Provide for neighborhood shopping so located as to serve residential areas without disrupting their character and quality.
- Provide for a range of commercial activities with the needed space and parking within the village centers to serve the needs of a growing community.
- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers and by adopting on-site sign regulations which promote safety and prevent sign proliferation.
- Provide for the development of a pedestrian walkway system that will provide connections throughout the Township by utilizing pedestrian walkways along primary roadways.
- Encourage variety in the type and design of buildings and landscapes through the use of compatible building materials, building design, and vegetation.
- Promote the creation of pedestrian-scaled development in residential and non-residential development.
- Provide for neighborhood commercial and retail to serve the residential community without disrupting their character and aesthetic quality.

## REDEVELOPMENT CRITERIA

A site qualifies as being in Need of Redevelopment if it meets at least one of the eight statutory criteria listed in Section 5 of the Land Redevelopment and Housing Law (N.J.S.A. 40A:12A-5). The criteria are as follows:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Properties that are being used in a manner not consistent with modern land use planning standard or practices.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an Enterprise Zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act", P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to Sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal Governing Body and Planning Board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal

governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the Redevelopment Statute states:

“A redevelopment area may include lands, buildings, or improvements, which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

As identified above and described in the Preliminary Investigation for Determination of An Area in Need of Redevelopment, all parts of the site fall into one or more of the following statutory criteria listed in the Local Redevelopment Housing Law (N.J.S.A.40A:12A-1):

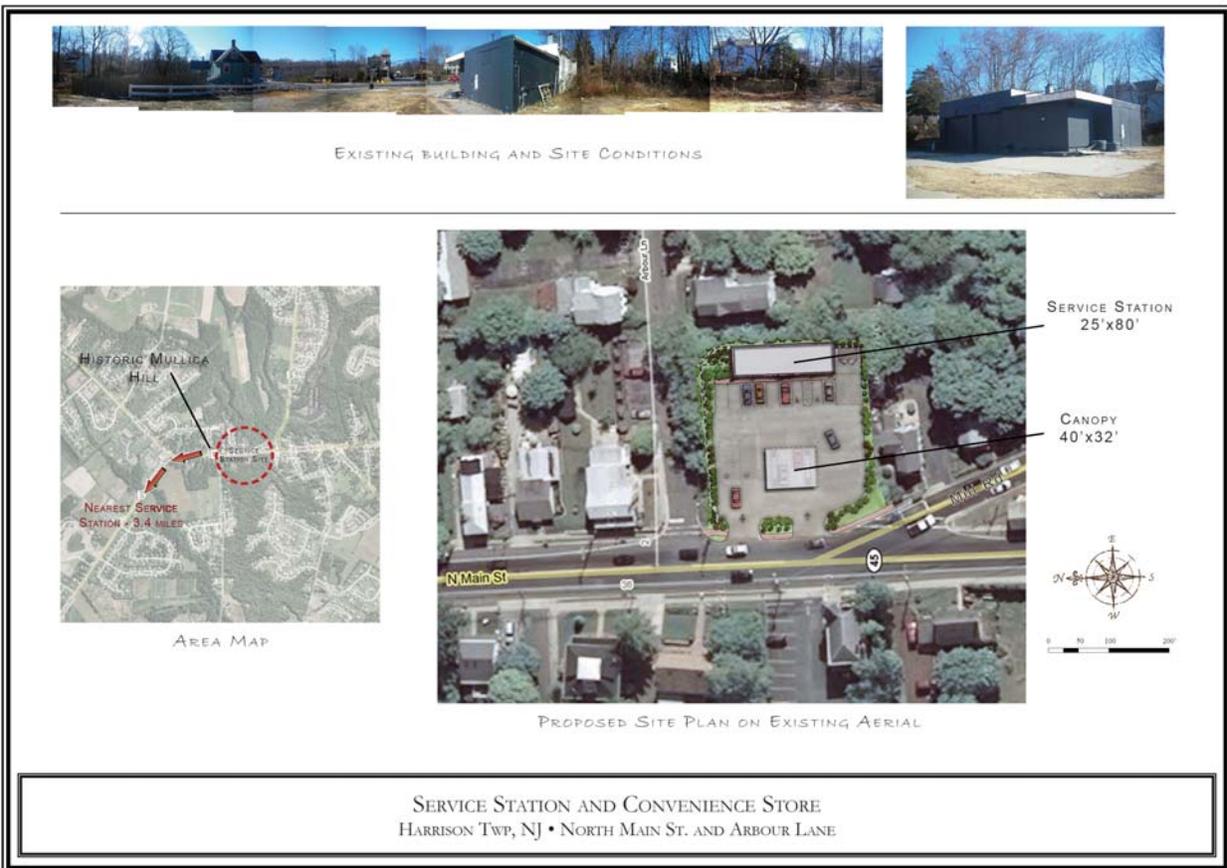
- B. Abandoned Commercial and Industrial Buildings
- D. Dilapidation and Obsolescence

These criteria’s application to the area was established earlier in this report and under a designation study that has already been completed.

## THE VISION

The Redevelopment Plan proposes the demolition and removal of an existing building, concrete and asphalt, an existing retaining wall and some on-site vegetation and to replace those existing on-site features with a new one-story convenience store and a service station with 2 concrete islands and 4 multi-grade dispensers and a 32' x 40' overhead canopy. Two (2) 20,000 gallon underground storage tanks will be installed on the site. A proposed 10" x 15" trash enclosure will also be constructed next to the convenience store. No less than nine (9) off-street parking spaces will be provided on the site.

The following three (3) exhibits reflect the vision for the redevelopment site. The first exhibit on this page shows a proposed conceptual site plan on an existing aerial with photos of the existing building and site conditions and an area map that locates the closest existing service station to the site. The conceptual site plan shows driveway access, the proposed canopy and building location, parking space location and number and landscaping. On the top of page 11 the proposed front convenience store elevation is shown in the context of its Main Street neighbors and Mullica Hill commercial buildings. On the bottom of page 11 is the proposed Main Street elevation of the convenience store, a side view of the store and a canopy front and side elevation.





## THE REDEVELOPMENT PLAN

### STRUCTURE AND POWERS OF REDEVELOPMENT ENTITY

The site measures .45 acres (19,892 SF) in size and is located on the eastern side of North Main Street just north of the Mill Road/North Main Street intersection.

It is strongly recommended that the Township Committee appoint seven (7) members of the Planning Board to serve as the Redevelopment Entity. Proposals from developers will be requested and reviewed. The Redevelopment Entity shall review such proposals, may request supplemental information, and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. All redevelopment agreements will be presented to the Township Committee for review and approval. Once a Redeveloper(s) is/are selected, the Redevelopment Entity will enter into redevelopment agreement(s).

By acting as the Redevelopment Entity, the Planning Board can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

It is the intent of this Plan that the Redevelopment Entity have the right to designate developers and/or redevelopers who may negotiate with property owners in the redevelopment area to execute the Plan. Should it be necessary, the Redevelopment Entity may responsibly exercise the power of eminent domain.

### PROPOSED LAND USES, BUILDING REQUIREMENTS, AND DESIGN STANDARDS

The land uses, building requirements and design standards stipulated in this section are intended to allow for the development of a proposed one-story convenience store and a service station with 2 concrete islands and a 4 multi-grade dispensers and an overhead canopy, which will serve as an example of sound planning for Harrison Township and adjacent communities. This can be accomplished through historically compatible building design and on-site features.

#### Land Use Scenario

The Redeveloper is permitted to construct a new one-story convenience store and a service station with 2 concrete islands and 4 multi-grade dispenses and a 32' x 40' overhead canopy. Two (2) 20,000 gallon underground storage tanks will be installed on the site. A 10" x 15" trash enclosure will also be constructed next to the convenience store. No less than nine (9) off-street parking spaces will be provided on the site.

#### Bulk Requirements

Minimum lot area - .40 acres

Minimum lot width - 130 feet

Minimum lot depth - 140 feet

Minimum front yard setback -

North Main Street @ 20 feet

Arbour Lane @ 15 feet  
Minimum side yard setbacks – one @ 20 feet  
Minimum rear yard setback – 15 feet  
Maximum building height – 18 feet from grade to top of roof.  
Maximum canopy height – 14 feet from grade to bottom of canopy structure.  
Maximum building size – 2,000 square feet  
Maximum building coverage – 10%  
Maximum impervious coverage – 80%

#### Vehicular & Bicycle Parking

At least nine (9) ninety degree parking stalls shall be located directly in front of the proposed convenience store. The required number of handicapped stalls shall be provided as part of the nine. The minimum standard stall size shall be 9' x 18'. Concrete bumper stops or decorative bollards shall be provided for each stall subject to Planning Board review and approval at site plan. The concrete used for the bumper stops shall match the concrete used elsewhere on the site. Secure bike parking shall be provided for shoppers and employees. Utilize bike bollard model 154-1009 re: Highland Products Group LLC or equal.

#### Sidewalks, Planting Strips and Street Trees

A new 5 foot wide aggregate sidewalk shall be provided along the North Main Street roadway frontage to include a grass planting strip. The aggregate to be used shall be washed, stone to be Pea quartz, color of sand employed to be tan/yellow. Street trees, at a minimum 3-4 ½ inch caliper, shall be provided every 35 feet on center within the planting strip. The species shall be determined at site plan. A new 6 foot wide scored concrete sidewalk shall be provided along the entire frontage of the convenience store to provide pedestrian access to all parking stalls. A sidewalk connection to Arbour Lane may be considered by the Planning Board.

#### Site Usage

- The Redeveloper shall identify anticipated maximum number of employees and number of employees per shift.
- The Redeveloper shall identify proposed hours of operation. Deliveries and trash removal shall only take place between the hours of 8am and 6pm, Monday through Saturday. The need for Sunday deliveries shall be discussed with the Board at Site Plan. Deliveries to the convenience store shall be made through a side entrance and not the front door. Any impacts to the surrounding neighborhood shall be addressed to the satisfaction of the Planning Board.
- No repair equipment or above ground storage tanks shall be permitted.
- The storage of damaged, wrecked, disassembled, junked or stripped vehicles or vehicles in an inoperative condition or abandoned motor vehicles, boats or used automotive vehicles or used supplies or materials shall not be permitted.
- The sale or lease of cars, vehicles, trucks or trailers shall not be permitted.

- The proposed trash enclosure shall be attached to the convenience store. The walls of the enclosure shall be brick to match the building façade. Enclosure gates shall be cedar. Dumpsters and other trash containers shall be stored within the enclosure at all times and shall be rolled out to vehicles for collection. The enclosure, including gates, shall be maintained in good condition at all times. Gates shall remain closed at all times except during collection. No trash or dumpsters shall be visible above the height of the enclosure walls.
- The necessity and provision for outdoor phones shall be addressed to the satisfaction of the Planning Board at site plan.
- An air machine for the filling up of tires shall be a permitted activity. The location of the compressor(s) for tire filling to deal with noise impacts shall be addressed at site plan.
- The provision for vacuum services shall not be permitted.
- The outdoor storage and display for sale of items such as washer fluid, cases of soda and consumer products dispensed by automatic vending machines and intended for consumption such as food, beverages and tobaccos shall not be permitted.
- All services, sales, merchandise and products shall be performed, transacted, provided and stored within the convenience store except for fuel pump sales. Services and sales shall be performed only by the owners or tenants of the building or lot, and their employees.
- The Redeveloper shall address noise impact to surrounding residential properties associated with idling vehicle(s) either in the open or under the canopy.
- The Redeveloper shall be required to provide a site maintenance manual to address all of the following: landscape installation and inspection, debris and weed control, irrigation, mulching, mowing, pruning, fertilizer and amendments, insect and disease control, lighting and signage, paved surfaces cleaning and maintenance and trash removal. Specifically, the site maintenance manual shall require among other things that the trash enclosure be kept in good repair at all times, that power washing take place on the site at least once every 60 days, that trash will be picked up on a daily basis, that landscaping is professionally maintained and that building windows are cleaned at least once every 30 days. All site maintenance activities shall be conducted to the satisfaction of the Planning Board and be consistent with current local and state environmental regulations.
- All mechanical equipment shall be ground mounted and designed to positively address noise impacts to surrounding residential properties.
- The color of the concrete pads utilized at the fueling areas shall compliment the store and echo other site improvements.

## Signage

The Redeveloper shall work closely with the Redevelopment Entity to develop a comprehensive plan that addresses the size, character, and location of signage within the redevelopment area. One facade (1) sign shall be permitted on the front facade and one (1) freestanding monument sign shall be permitted along the North Main Street frontage. The façade sign shall be no larger than 20 square feet and it may only be externally illuminated. The freestanding monument sign shall be designed with a maximum height of 6 feet and a maximum area of between 20 and 25 square feet. The monument sign may only be externally illuminated. The base of the sign shall be brick to match the building. No temporary signage shall be permitted, e.g. banners, flags, etc., on the interior or exterior of the convenience store (inclusive of store windows) as viewed from the outside or within the canopy area and other areas on the site. No signage shall be permitted on the canopy. No signage shall have any movable or blinking parts or type.

## Exterior Site Lighting

Lighting shall be designed to reduce light pollution and light trespass by controlling light levels, providing shielding and the use of "full cutoff" external luminaires. Exterior site lighting shall be directed and shielded so that no measurable light crosses the property boundary. The Redeveloper shall propose building mounted and freestanding light fixture designs that represent a design to be consistent with building architecture and the Mullica Hill Historic District. Specifically, the Redeveloper shall be required to utilize the Forty Niner luminaire, 100 watt metal halide, Franklin Post by Spring City Electrical Manufacture Company at 11' 6 1/8" (finished grade to top) to include a cast aluminum flag holder as the freestanding light fixture design. The luminaire shall be painted black and the post shall be painted dark green. The Redeveloper shall provide a footcandle lighting grid that includes both the site lighting and the under canopy lighting because canopies often are installed with high lighting levels. Canopy lighting shall be recessed. Security lighting, if any, shall be indicated on the site plan for night hours when the facility is not occupied or in operation. There shall be no lighting on the rear façade of the convenience store.

## Landscaping

- All landscaping shall be watered with an irrigation system. The Redeveloper shall be responsible for the care, maintenance and replacement of the irrigation system wherever it is located.
- Landscaping for the site shall include shade and evergreen trees, shrubs and ground cover. The Redeveloper shall provide a number of cross section views of the station and convenience store from neighboring properties through proposed landscaping, fencing, etc. to demonstrate the effectiveness of proposed screening.
- All landscape beds shall be installed with weed barrier fabric and aluminum edging.
- Buffer areas shall be maintained and kept clear of all debris, rubbish, leaves and tall grasses.
- Proposed lawn areas shall be sodded.

- A dense screen of trees, shrubs and other plantings shall be provided along street and property lines where parking, loading, trash and storage areas can be seen from adjacent properties and streets.
- Landscaping shall include the provision of seasonal flowers.

#### Vehicular Access and Curbing

- The Redeveloper shall thoroughly evaluate vehicular site access that includes a single right-in/right-out curb cut or two curb cuts separated by a landscaped island and left-turn access from North Main Street.
- Belgian block curbing shall be utilized on-site.
- A saw cut joint shall be required before concrete is poured where Belgian block curbing meets the State Highway requirement of concrete curbing along the North Main Street road frontage.

#### Architecture

- The Redeveloper shall address the screening and noise impact of ground-mounted mechanical equipment from surrounding properties to the satisfaction of the Planning Board.
- The architectural design of the convenience store, the canopy, signage and light fixtures shall be reviewed and approved by the Historic Preservation Commission.
- Convenience store windows shall not be blocked with machines, merchandise or storage units located within the store or anything placed outside directly in front of the windows. No neon lights shall be permitted in the windows or on the site.
- The proposed trash enclosure shall be designed to be compatible with the facade of the building. Cedar gates shall be utilized. The trash enclosure shall ensure that all containers can be stored inside and will not be visible above the enclosure walls. No trash and/or other debris can be stacked to be visible above the height of the enclosure walls.
- The convenience store front and side elevations shall include a brick base, brick pilasters and a main brick façade.
- The front elevation of the convenience store shall include real divided light clear windows, a front door, decorative brackets in association with an awning over the front door, six (6) historic building mounted lights, brick pilasters, a brick wall and tile pent roofs. The side and rear elevations shall be designed to be consistent with the front facade. Building materials shall be as specified unless changed or otherwise modified by the HPC.
- No stucco or dryvit shall be utilized in the construction of the store or canopy unless permitted by the HPC.

- Different colors of brick shall be permitted for the store or canopy to provide accents.
- The rear elevation of the convenience store shall have a brick façade to match the material of the front and side façades.
- The raised parapet shall have a finished design as viewed from surrounding residential properties to the satisfaction of the Planning Board.
- The design of the canopy shall be consistent with the convenience store architecture, e.g. colors, materials, etc.
- Any roof-top penetrations shall be painted to match the surrounding roof color.
- All mechanical wall penetrations and equipment, including downspouts, shall be painted to match the surrounding wall color.

#### Accessibility

- The redevelopment project shall be designed to comply with federal, state and local requirements regarding handicap accessibility.

#### Sustainable Features

The Redeveloper is encouraged to incorporate some combination of the following environmentally sustainable features into the site design:

- Solar panels (electricity and hot water) mounted flat on the roof of the convenience store or canopy.
- Solar screening that allows for natural cooling during the warm months.
- Green or vegetative roof.
- Highly reflective and highly emissive roofing material.
- Greywater systems for use in landscape irrigation and toilets.
- Low-flow water fixtures.
- Building materials with a high percentage of recycled content.
- Bio-based and rapidly renewable building materials (e.g. certified wood, bamboo, wool, cotton, cork, natural linoleum and agricultural fiber boards).
- Building materials with lower VOC (Volatile Organic Compound) values.
- Drought tolerant, noninvasive, native landscape species.
- Landscape that regulates microclimate (e.g. heavily landscaped parking lots, deciduous trees to block summer sun along south facing facades, evergreen trees as windbreaks along north and west facades).

- Bioswales and rain gardens.

### Streetscape Elements

The plan shall include the following as determined necessary by the Planning Board – special effect lighting, outdoor seating, tree grates, planting pots and planters, trash receptacles, bollards, awnings, decorative retaining walls and fences. The HPC shall also be involved with the review and approval of streetscape elements.

### PROPERTY TO BE ACQUIRED

The following parcel is privately owned:

- Block 62, Lot 8

In accordance with N.J.S.A. 40A:12A-7(a)(4), the subject parcel may be acquired in order to further the purposes of this Redevelopment Plan. If the subject parcel must be acquired by means of eminent domain, the property owner shall be compensated based on no less than fair market value of the property in accordance with applicable law.

### RELOCATION ANALYSIS

The land is currently vacant, therefore there is no need for a Workable Relocation Assistance Program (N.J.S.A. 40:60-25.59)

### INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

The Redevelopment Area falls within the existing Township Sewer Service Area. A new sewer lateral may be required to service site development.

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties. A new water line may be required to service site development.

Any new utility lines constructed to serve the Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances. Certain existing lines or sections of existing lines may be relocated above or underground, if necessary.

### AFFORDABLE HOUSING

The Redeveloper shall comply with all affordable housing statues, regulations and/or ordinances promulgated by the State of New Jersey, and of its agencies, and/or the Township of Harrison.

### IMPLEMENTATION

Any site plan application of the lot 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. Prior to commencement of construction, a site plan for the construction, and/or rehabilitation of improvement to the Redevelopment Area, prepared in accordance with the Township's Combined Land Use Code, shall be submitted by the developer(s) to the Planning Board so that compliance with the Redevelopment Plan can be determined. Review by the Planning Board, including submission of waivers, exceptions, and variances, shall be carried out in accordance with Township ordinances.

#### RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS

The regulations that apply to the North Main Street Redevelopment Area were adopted by the Harrison Township Committee and are known as the MSD, Main Street Zone District and the Mullica Hill Historic District. A summary of the regulations for both zones are found in Appendix E of this Redevelopment Plan.

#### RELATIONSHIP TO LOCAL MASTER PLAN

The Redevelopment Plan advances numerous policies, goals and objectives contained in the Harrison Township Master Plan and Re-examination Reports. These are indicated on pages 6 and 7 of this document. Furthermore, the Redevelopment Plan effectuates the vision described in the Harrison Township Master Plan Re-examination Report (December 20, 2006), which states the following:

"The principals of the State Development and Redevelopment Plan (SDRP) revolve around the concept of "Centers" at various levels of magnitude. The reasons behind this proposition are many and varied: conservation of land, concentration of infrastructure, generation of open space, lessening vehicular congestion, balancing of land uses and many others, generating social, physical and economic benefits. Mullica Hill is an extraordinary example of a center that evolved within an agriculture area because of transportation routes and major intersections."

There is now an opportunity presented by the Redevelopment Plan to contribute to the revitalization of Mullica Hill which focuses new development in an area designed to accommodate growth that would otherwise occur in the Environs.

#### RELATIONSHIP TO COUNTY MASTER PLAN

Gloucester County last updated its Master Plan in 1982. The Development Management Plan Map contained in the master plan shows that the North Main Street Redevelopment Area falls into an existing development and growth area.

The map is considered a means of managing future growth rather than restricting it. "It is assumed capable of accommodating all future growth that is expected to occur in the County, by reflects a desire to direct this growth near or within area of existing development." (p. 75). The County would like growth directed into existing developed areas to encourage the cost effective expenditure of public investment for public facilities.

The County Plan states that existing development areas share common characteristics such as public sewerage and water supply, schools, highways, etc. and these areas are the least environmentally sensitive. The Plan states: "It is for this reason that the Plan expects and encourages rehabilitation and infilling types of development to occur in these areas, thereby

better maintaining and more efficiently utilizing the County's existing physical infrastructure, while also preserving the County's natural resources". The growth areas "broadly reflect a filling in and expansion of the County's existing development pattern. The Plan therefore strongly encourages that most of the County's future development occur within these Growth Areas". (p. 77).

More recently, Gloucester County submitted its response to the 2004 Preliminary State Development and Redevelopment Plan in a document entitled Final County of Gloucester Cross Acceptance Report (April 2005). In it, the County's position with regard to the State Plan Policy Map shows a Planning Area 3 designation on and around the redevelopment site. Thus, despite the varied growth management designations assigned to this area in the Development Management Plan, the County's most recent report acknowledges that this area in its entirety is appropriately designated for growth.

#### RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

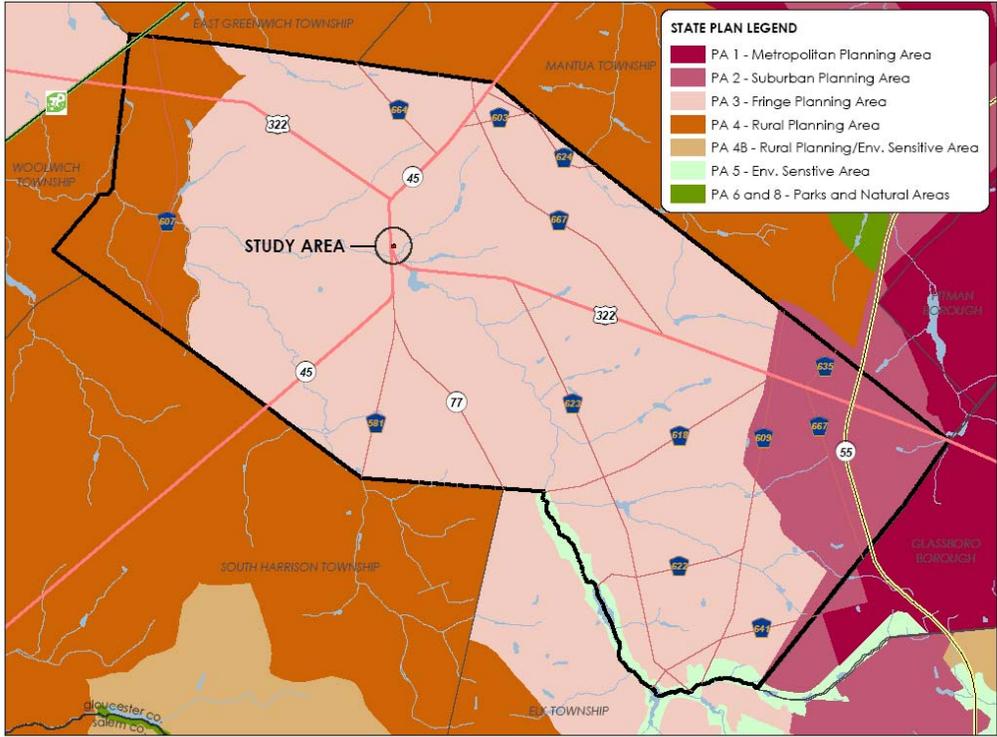
The North Main Street Redevelopment Area Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 3, the Fringe Planning Area, encompasses the site in question. PA 3 is intended to: "Accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed metropolitan and suburban planning areas and land developed rural and environmentally sensitive planning areas; and confine programmed sewers and public water services to centers". (2001 State Plan p.186).

According to the State Plan, the following criteria is a guide to Fringe Planning Area delineation:

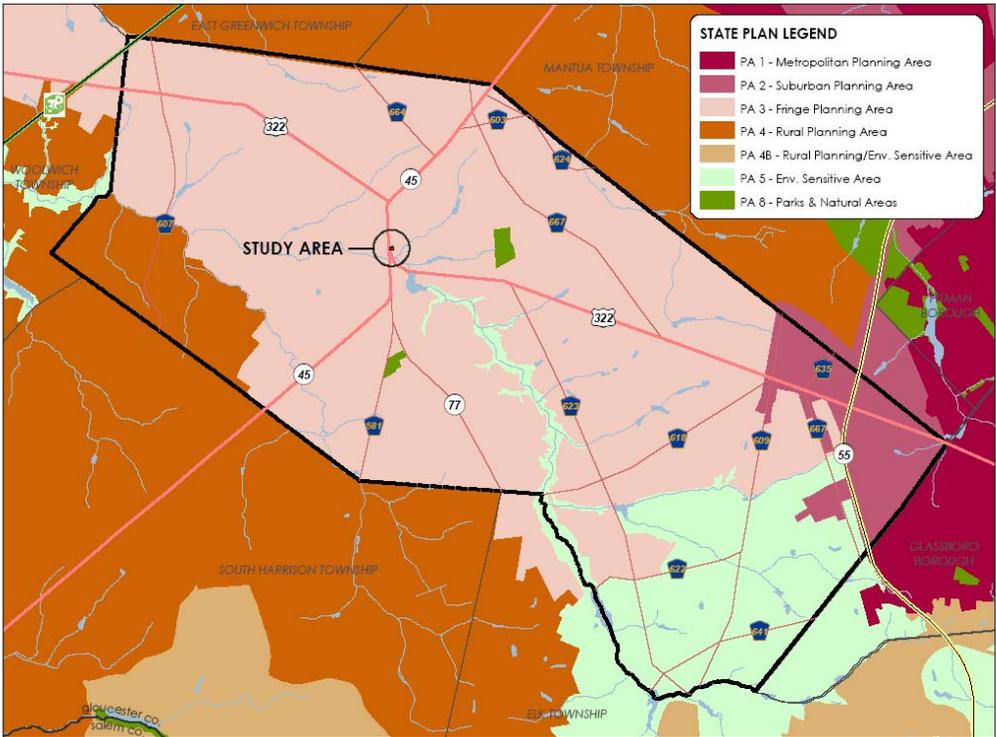
1. Population density of less than 1,000 people per square mile.
2. Generally lacking in major infrastructure investments:
  - a. The circulation system is mainly provided by state and county roadways with a major emphasis on moving traffic through the area.
  - b. Some centers are served by public water and sewer.
3. Land area greater than one square mile.
4. Does not include land that meets the criteria of Rural or Environmentally Sensitive Planning Areas.
5. Area is adjacent to Metropolitan or Suburban Planning Area.

The State Plan objective relative to land use suggests that development and redevelopment be appropriately located and designed to accommodate growth and that both should not exceed the carrying capacity of the area. The State Plan objective with regard to redevelopment suggests that it occurs with a density sufficient to support transit, a broad range of uses, efficient use of infrastructure and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile. The State Plan objective relative to historic preservation encourages adaptive reuse of historic or significant buildings, sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability to develop or redevelop.

The North Main Street Redevelopment Plan is consistent with the intent and objectives of the State Plan and specifically, with the Fringe Planning Area PA3 designation.



2001 STATE PLAN MAP



DRAFT 2009 STATE PLAN MAP

## GENERAL PROVISIONS

### ZONING MAP AMENDMENT

The Zoning Map of the Township of Harrison should hereby be amended to include the "North Main Street Redevelopment Area" (Block 62, Lot 8) as identified, discussed and outlined in this Plan.

### PROCEDURE FOR AMENDING THE REDEVELOPMENT PLAN

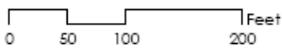
Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing 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.

### 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.

# APPENDICES

## APPENDIX A – AERIAL IMAGERY



Source: This aerial imagery was obtained through IUGIN, but this secondary product has not been verified by this entity.

2007 AERIAL IMAGERY

APPENDIX B – SITE PHOTOGRAPHS



*Vacant Lot*



*Vacant Structure*



*Adjacent Residential Structures*

APPENDIX C – NEIGHBORHOOD HISTORIC BUILDINGS



## APPENDIX D – EXISTING ZONING REGULATIONS

### Main Street District

#### Section 225-19. Intent.

The intent of the Main Street District is to facilitate the coexistence of both commercial and residential uses within the existing historic buildings found in this unique district. The buildings within this district were originally residential in use and are now at the center of a historical and commercial corridor within the Township. The goal of this article is to promote the commercial viability of the district and the residential uses which continue, in such a way as to complement each use and the historic character of the existing structures.

#### Section 225-20. District Boundaries.

The Main Street District covers the following parcels:

Block 60.01; Lots 25, 26

Block 61; Lots 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 24.01

Block 62; Lots 6, 7, 8, 9, 10, 11, 12, 24, 25, 26, 26.01, 27, 28, 29, 30

Block 64; Lots 5, 6, 7, 8, p/o 9 to rear line of lot 10, 10, 12, 13, 15, 16, 17, 18, 19, 20, 22

Block 65; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 24, 24.02, 26, 27, 28, 29, 30, 31, 32

Block 66; Lots 1, 2, 3, 3.01, 4

Block 67; Lots 1, 2, 3, 5, 6, 6.01, 7, 8, 9, 10, 11, 11.01, 12, 21

Block 69; Lots 1, 15, 16

Block 70; Lots 1, 2, 2.01, 2.03

Block 73; Lots 1, 5, 23, 24, 25, 26, 27, 27.01, 28, 29, 29.01, 30, 31, 32, 34, 35, 35.01, 36, 37, 38, 39, 40, 41, 42

#### Section 225-21. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADULT ENTERTAINMENT – An establishment consisting of including or having the characteristics of any of the following:

- A. ADULT BOOKSTORE AND NOVELTY SHOP – An establishment having as a primary, substantial or significant portion of its stock in trade, books, magazines, publications, tapes, novelties, notions, materials, supplies or films that are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas.
- B. ADULT CABARET – An establishment devoted to adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas. Also a cabaret that features topless dancers, go-go dancers, strippers, male or female impersonators or similar entertainers for observation by patrons.

- C. ADULT MINI MOTION-PICTURE THEATER – An enclosed building with the capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas.
- D. ADULT MOTION-PICTURE THEATER – An enclosed building with a capacity for 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to sexual activities or anatomical genital areas.

AMUSEMENT – Establishments engaged in providing entertainment for a fee and including such activities as dance halls, studios, theatrical productions, bands, orchestras, and other musical entertainments, bowling alleys, rings, rinks, public golf courses, sports and health clubs, and swimming pools.

Section 225-22. Use Regulations.

In the Main Street District, no building or land shall be used and no building shall hereafter be erected or altered unless specifically enumerated in this article or otherwise specifically provided for in this chapter. Buildings within this district may be dedicated to a single use or may be dedicated to a combination of the permitted uses enumerated below, subject to the site design requirements and the other applicable ordinances of the Township of Harrison.

A. Permitted Uses

- (1) Single-family detached dwelling.
- (2) Single-family detached dwelling combined with permitted nonresidential uses in the same building.
- (3) General retail uses.
- (4) Institutional uses.
- (5) Shops specializing in personal or business services, excluding the repair of large items which cannot be hand carried, including but not limited to: barber and beauty shops; day spas; dry-cleaning and laundry pickup shops; self-service laundry; clock and jewelry repairs.
- (6) Eating and drinking establishments, provided that:
  - (a) No business shall be conducted as a drive-in establishment or refreshment stand where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted unless it complies with conditional use – outdoor restaurant.
  - (b) No business shall be permitted a drive-through lane or windows for the sale of food or drink to be taken off site by customers.
- (7) Studios for instruction in dance, music, poetry, yoga and similar arts.
- (8) Utility company offices and public utility facilities service.

- (9) A consignment market where individuals selling similar goods lease small display areas within one building, such as an antique fair or indoor market.
- (10) Amusements.
- (11) Professional office use and facilities of financial or related service organizations, including banks, stock brokers, realtors, insurance agencies and similar facilities, provided that adequate off-street parking must be provided for the particular professional office uses proposed as well as the additional uses on the land.

B. Prohibited uses. The following uses are specifically prohibited:

- (1) Tattoo parlor.
- (2) Piercing salon.
- (3) Adult entertainment.
- (4) Massage parlor.
- (5) Arcades.
- (6) Billiard and pool establishments.
- (7) Coin-operated amusements.
- (8) Game parlors.

C. Accessory uses:

- (1) Off-street parking lots.
- (2) Signs.
- (3) Fences and walls.
- (4) Home occupation.

D. Conditional uses. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner that will minimize the impact upon adjacent properties and will conform with the requirements of this article, the additional standards provided herein, and the other applicable requirements of these ordinances.

- (1) Convenience stores, provided that it shall be the sole use on a lot; it shall not be permitted to sell motor vehicle fuels and/or household fuels; and that the following standards shall be met:
  - (a) Minimum required lot area:
    - [1] Lot served by public water and public sewer: 22,000 square feet.

- [2] Lot not served by public sewer and public water: 43,560 square feet.
- (b) Minimum street frontage: 125 feet.
- (c) Minimum lot width: 125 feet.
- (d) Minimum lot depth: 175 feet.
- (e) Minimum building setback from any lot line abutting a street shall be:
  - [1] From an arterial street: 50 feet.
  - [2] From a collector street: 50 feet.
  - [3] From a local street: 100 feet.
- (f) Minimum building setback from any side lot line: 20 feet.
- (g) Minimum building setback from any rear lot line: 50 feet.
- (h) Maximum building height: 35 feet.
- (i) Minimum landscape buffer along any property line: not less than 20 feet in width.
- (j) Maximum permitted impervious coverage: 60%.
- (k) Maximum permitted building coverage: 25%.
- (l) Off-street parking: provided at the rate of one parking space for each 125 square feet of gross floor area.
- (m) Driveways providing ingress and egress to a site and the off-street parking spaces: arranged so that vehicles existing parking spaces shall not block the 25 feet of driveway entrance aisle nearest the street line.
- (n) Signs in conformance with the requirements of Article XIII.
- (2) Outdoor seating for the consumption of food, provided said seating is operated in conjunction with an existing approved indoor restaurant under the same ownership and management and is situated outside of any public right-of-way, further providing all requirements of the Mullica Hill Historic District are observed and parking provided in accordance with applicable Township provision either on site or on a contiguous parcel subject to a covenant running with the land reserving the parking area for restaurant use. The indoor restaurant establishment must meet the bulk standards set forth in Section 225-22.

Section 225-23. Bulk standards for lots served by public sanitary sewer.

- A. Minimum lot area: 0.5 acre (21,780 square feet).
- B. Minimum street frontage: 80 feet.

- C. Minimum lot width: 100 feet.
- D. Minimum lot depth: 150 feet.
- E. Minimum building setback from any lot line abutting:
  - (1) Arterial street: 35 feet.
  - (2) Collector street: 35 feet.
  - (3) Residential street: 35 feet.
- F. Minimum building setback from a side lot line: eight feet.
- G. Minimum aggregate side yard setback (two yards): 20 feet.
- H. Minimum building setback from a rear lot line: 20 feet.
- I. Maximum permitted building coverage: 35%, provided that no single building shall be larger than 5,000 square feet.
- J. Maximum permitted impervious coverage: 60%.
- K. Maximum permitted building height: 35 feet.
- L. Accessory structures shall not be located in a front yard nor shall they be located within eight feet of any property line; provided, however, that accessory structures which are 120 square feet or less in gross floor area may be located no closer than five feet to a side or rear property line.
- M. No single building shall be larger than 5,000 square feet.

Section 225-24. Bulk standards for lots not served by public sanitary sewer.

- A. Minimum lot area: one acre (43,560 square feet).
- B. Minimum street frontage: 150 feet.
- C. Minimum lot width: 150 feet.
- D. Minimum lot depth: 150 feet.
- E. Minimum building setback from any lot line abutting:
  - (1) Arterial street: 50 feet.
  - (2) Collector street: 50 feet.
  - (3) Residential street: 35 feet.
- F. Minimum building setback from a side lot line: 25 feet.

- G. Minimum aggregate side yard setback (two yards): 50 feet.
- H. Minimum building setback from a rear lot line: 50 feet.
- I. Maximum permitted building coverage: 35% as long as no single building is larger than 5,000 square feet.
- J. Maximum permitted impervious coverage: 60%.
- K. Maximum permitted building height: 35 feet.
- L. Accessory structures shall not be located in a front yard nor shall they be located within eight feet of any property line; provided, however, that accessory structures which are 120 square feet or less in gross area may be located no closer than five feet to a side or rear property line.
- M. No single building shall be larger than 5,000 square feet.

Section 225-25. Buffer and landscaping requirements.

- A. Single-family dwellings: none required.
- B. Conversions of existing residential structures to nonresidential use.
  - (1) All portions of the front yard area not required for access walks and driveways shall be attractively landscaped with a variety of deciduous and evergreen trees, shrubs, grass, or similar natural ground cover.
  - (2) A landscaped buffer screen at least eight feet in width shall be provided adjacent to any side or rear property line.
- C. New nonresidential development.
  - (1) A landscaped buffer of not less than 20 feet in width shall be provided adjacent to any street line. Buffers may be comprised of earth berms, fences (not to exceed 20% of the linear distance of the street (frontage), and landscaping. Shade or ornamental trees shall be provided in the buffer at a rate of one per 1,000 square feet of buffer area.
  - (2) A landscaped buffer not less than 20 feet in width shall be provided along any common property line in a side or rear yard. Buffers may be comprised of earth berms, fences, and landscaping, which shall be of sufficient quantity and size to screen parked automobiles from view of those at grade or first floor level in adjacent homes and to prevent the shining of automobile headlights into the yards of adjacent property. This buffer shall provide a visual screen between the parking areas of the subject lot and an elevation no less than seven feet above the finished grade of the parking areas. Shade trees or ornamentals shall be provided in the buffer at a rate of one per 1,000 square feet of buffer area.

- (3) Interior parking lot landscaping equal to or exceeding 4% of the gross square footage of the paved areas of the site used for drives and parking shall be provided.
  - (a) Such landscaping shall be provided in areas of not less than 150 square feet.
  - (b) Shrubbery shall be less than four feet in height and shade trees shall have foliage of seven feet plus in order to provide vision for pedestrians.

Section 225-26. Signs.

Signs shall be as permitted by Article XIII.

Section 225-27. Off-street parking and loading.

- A. No off-street parking shall be permitted between a front yard building line and a street.
- B. Off-street parking and loading shall be as required by Article XII.

Section 225-28. Determination of architectural style of structures.

- A. Proposed new structures and buildings.
  - (1) Where any new structure is proposed to be erected within the Main Street District, the current structure or previously existing structure (as documented in the record plan) in the case of a vacant lot, will be utilized as a guide to determine the general appearance, size, architectural style and period, and exterior building materials of the new structure. In the event the existing or previous buildings on the site are not contributors to the historic character of the district, the new structure shall be designed and erected to maintain the general appearance of the surrounding buildings with regard to architectural style and period, size, height, and exterior building materials.
  - (2) Where a new structure is proposed and no previous building existed, the new structure shall be designed and erected to maintain the general appearance of the surrounding buildings with regard to architectural style and period, style, height, and exterior building materials.
- B. Existing structures and buildings. When an existing building is proposed to be repaired, altered by expansion, or reduced in size, or new exterior materials are proposed, the existing general appearance shall be maintained.
- C. When determining the architectural style, period, area dimensions, height, fenestration, exterior materials, etc., of a new building, the Planning Board shall recognize modern materials which are intended to replace age-old patterns of wood and/or obsolete building materials either no longer in existence or no longer practical for use in building.
- D. In establishing architectural period, general appearance, required setbacks, and height and bulk of proposed structure, the Planning Board may retain the services of qualified

registered architects to assist in evaluating the existing and proposed architectural character.

Section 225-29. Miscellaneous provisions.

- A. No merchandise, products, waste equipment, or similar material or objects shall be stored outside.
- B. All portions of the property not utilized by buildings or paved with surfaces shall be landscaped.
- C. The established grades on the site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.
- D. Trash containers must be enclosed behind an opaque fence or wall at least five feet in height, with an opaque self-closing gate. The exterior finish material of the trash enclosure and gate must be compatible with that of the exterior of the principal structure.