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to: Joseph Pacera, Chairman, Joint Land Use Board  
Susanne Rhudy, Secretary, Joint Land Use Board

from: Robert F. Melvin, AICP, PP

date: April 29, 2013

re: Designation of Mullica Hill as an Area in Need of Rehabilitation,  
Amended Boundary to include Block 52, Lot 8 and Block 69, Lot  
14

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### Introduction/Background

This report serves as the evaluation of whether Block 52, Lot 8 and Block 69, Lot 14 qualify under N.J.S.A. 40A:12A-14 as an "Area in Need of Rehabilitation". Based on our review, it is our professional conclusion that the area does qualify if included with and amended to the Mullica Hill Historic District which was designated as an Area in Need of Rehabilitation in 2008. The planning justification for this recommendation is that the two areas are physically contiguous and connected and they support each other socially and financially by their walkable proximity to each other.

By way of background, the Mullica Hill Historic District is the traditional center of the Township of Harrison and dates to the American Colonial era. Harrison Township is a growing community in central Gloucester County, approximately 18 miles south of the City of Camden. Its population at the time of the 2010 census was 12, 417 people, an increase of 41% over the 2000 census. The Mullica Hill Historic District (M.H.H.D.) is the heart of the Township, straddling both sides of Main Street (New Jersey Route 45). The area was designated a National Register Historic District in 1988 by the U. S. Department of the Interior and the New Jersey Historic Preservation office. The limits of the district are shown on the enclosed map.

In 2008, the Township hired Remington & Vernick Engineers to conduct a preliminary investigation to determine whether the Mullica Hill Historic District meets the criteria established in N.J.S.A.40A:12A-14 as an "Area in Need of Rehabilitation". The study was prepared and concluded in a report dated May 27, 2008 that the district qualified as an "Area in Need of