

Harrison Township
Gloucester County, New Jersey

Richwood
Redevelopment
Plan
2008

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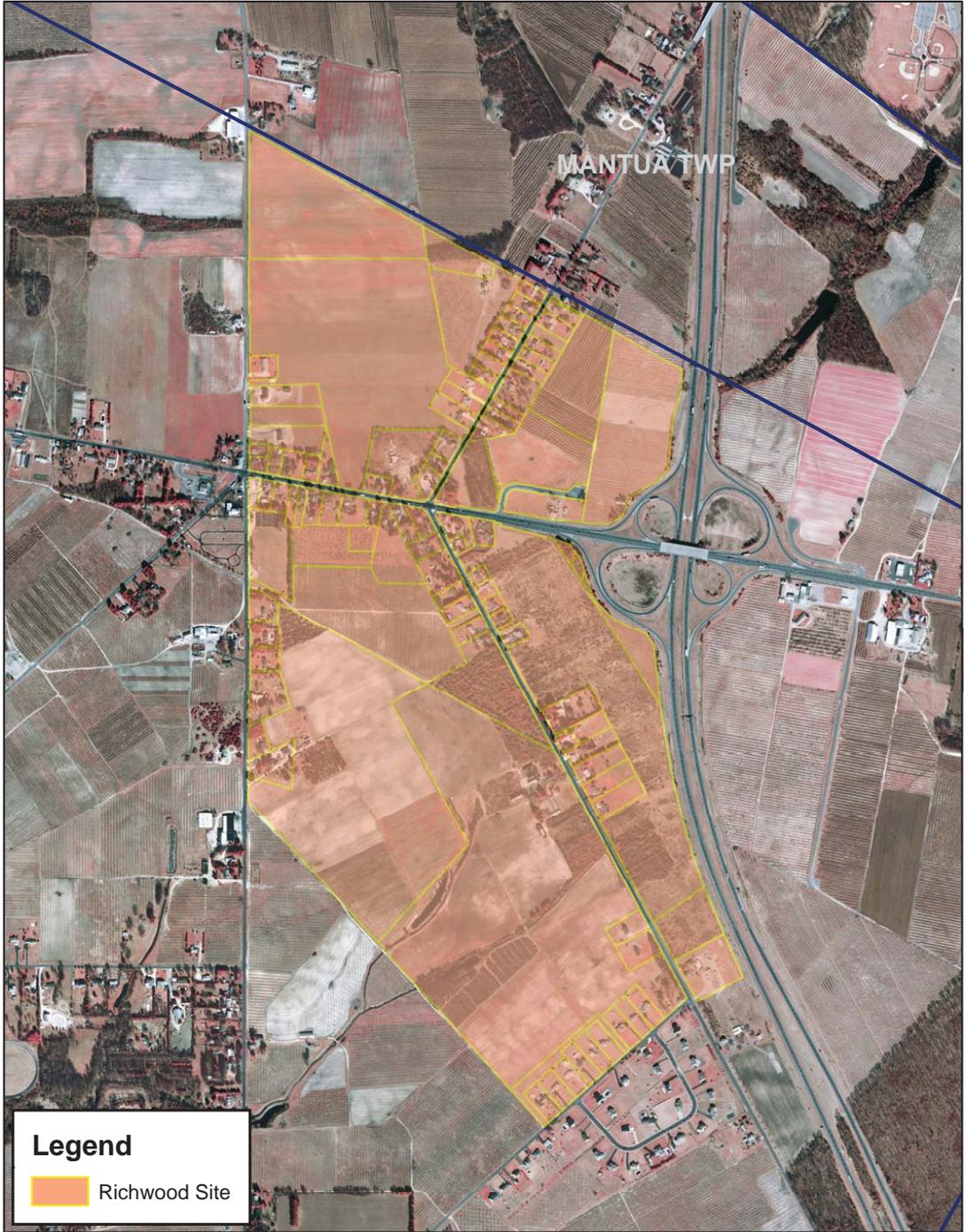
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Introduction

This Redevelopment Plan describes the standards and procedures for the redevelopment of land specified in the Harrison Township Richwood Site Redevelopment Area Preliminary Investigation document. Whereas the preliminary investigation concluded that the specified area in Harrison Township, Gloucester County, New Jersey qualified to be declared an "Area in Need of Redevelopment". This document will set forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper.

Description of the Study Area

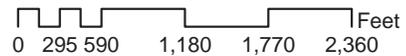
The lands in question comprise 443 acres of farmland, residential land and limited commercial lands. The area in its entirety is subject to Harrison Township’s Planned Village Center Overlay Ordinance, which promotes traditional neighborhood uses and design standards within a compact area.



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Gloucester County, New Jersey

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Richwood Site



The site is located adjacent to the intersection of Routes 55 and 322. It is bounded by Route 55 to the east, Williamson Lane to the south, Richwood/Barnsboro Road to the west, and the Mantua Township municipal border to the north. The site consists primarily of farmland, orchards and single-family residential units. Limited commercial uses are found along US Route 322, including a bank, post-office, vacant restaurant and pool store. Gloucester County Routes 609, 667, and 635 serve as the main roadways through the site in addition to Route 322.

Analysis of the parcels comprising this site demonstrate that the site qualifies as an Area in Need of Redevelopment as defined by statute (N.J.S.A. 40A:12A-5). Specifically, they satisfy one or more of the following statutory criteria:

- B – Abandoned Commercial and Industrial Buildings
- C – Public and Vacant
- D – Obsolete Layout and Design
- E – Underutilization
- H – Smart Growth Consistency

The following is a list of parcels included in the Richwood Site.

Block	Lot
2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
3	1, 1.01, 2, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 8, 9
4.01	1, 2
22	1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 12.02, 12.03, 12.04, 13, 13.01, 14, 16
23	1, 1.01
24	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17
24.01	1
25	1, 2, 3, 4, 5, 6, 7, 7.01, 8, 10, 10.01, 10.02, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02
30	1



Criteria "b" Abandoned Commercial and Industrial: Block 22, Lot 1



Criteria "c" Public and Vacant Land Block 22, Lot 13



Criteria "c" Public and Vacant Land: Block 2, Lot 1

Criteria "d" Obsolete Layout and Design



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Criteria "d": Route 322 Corridor Residential



Redevelopment Goals and Objectives

In December, 2006, Harrison Township adopted a Master Plan Re-examination Report that recommended the creation of a new Town Center, focused at the interchange at Routes 322 and 55 (Township of Harrison County of Gloucester Master Plan Re-examination Report, December 20, 2006, p. 4). This was considered a major node in the region and had already generated development interest, most notably on the part of Rowan University east of Route 55. Given the extent of undeveloped and underdeveloped land surrounding this intersection within Harrison Township, the Re-examination Report concluded that this area provided a unique opportunity to plan pro-actively and at a large scale. Moreover, the plan for a Town Center would be consistent with the principle center-based growth as discussed in the State Development and Redevelopment Plan.

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.

POLICIES

- Diversifying the economic composition of the Township are priorities through increased commercial development.
- Integration through design of affordable housing units with new units should be encouraged.

PLANNING & 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.

COMMUNITY DESIGN GOALS

- Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community.
- 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

- Assure adequate living space for all, providing sufficient land for each dwelling unit and provide soundly constructed and attractive dwelling units and provide a variety of dwelling unit types to meet the varying needs of the current and future residents of the Township.
- Provide for neighborhood shopping and cultural facilities 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.
- Discourage “strip commercial” developments along streets in order to reduce traffic hazards and haphazard development.
- Promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers and by adopting on-premise sign regulations which promote safety and prevent sign proliferation.
- Provide a road network which separates through traffic from local traffic and directs through traffic to the regional roadway network.
- Provide for the connection of new subdivisions by the extension of collector streets and local roadways to promote the development of neighborhoods and to promote social interaction within the Township.
- Provide for the development of a pedestrian walkway system that will provide connections throughout the Township by utilizing pedestrian walkways along primary roadways and paths along the stream corridors and open space areas where possible.
- Provide a community activity center for the Township
- Utilize the preserved stream corridors and wetland/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and park lands.
- 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 and the preservation and enhancement of natural areas.
- Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township and assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.
- Provide for neighborhood commercial and retail to serve the residential community without disrupting their character and aesthetic quality.

Proposed Land Uses, Building Requirements, and Design Standards

Proposed land uses, building requirements and design standards applicable to the Richwood Site Redevelopment Area will adhere to Ordinance 51-2007 “Planned Village Center Overlay” and any and all amendments thereto and will create a mixed-use, integrated and interconnected large-scale village. Fully built out, the new village will contain up to 1,200 new market-rate housing units or a gross density of four units to the acre. Per the ordinance, affordable housing units shall not count against the allowable density.

To enable a diversity of housing types, single-family units are permitted but will be capped at 50 percent of the total residential units built. Single-family attached units - including townhouses, two-family structures or other configurations - senior housing, multi-family flats, and live-work units will all be permitted. Included in this mix will be affordable housing. Retail and commercial uses along with institutional facilities, such as schools, houses of worship, post offices and civic uses will be integrated into the village. Mixed uses will occupy the village core. A system of public spaces, including active and passive use parks, conservation lands, plazas, community greens and greenways will comprise at least 25% of the planned village. Paths and sidewalks will connect neighborhoods to each other and encourage people to walk from place to place.

Bulk standards provide for small building lots and shallow front yards that are, consistent with traditional village design. Both residential and nonresidential buildings will front toward public or private streets, helping define the street edge, and creating a comfortable streetscape. Four-story buildings in mixed use and non-residential areas will occupy the village core. Architectural design standards will ensure that the village as a whole, and each individual neighborhood, has a distinct sense of place. Design standards will guide architectural character in the village center, residential neighborhoods, and designated special districts, as well as landscaping and parking. All signs must comply with regulations specifically created for the Redevelopment Area.

The mix of land uses, compact layout, diversity of housing types, and site design standards will foster social interaction, generate employment opportunities, create an economic center for the Township, and facilitate alternative modes of transportation, including walking and bicycling. The following three pages reflect the vision for a village core, residential neighborhoods and public spaces within the entire village area.

Mixed Use Village Center



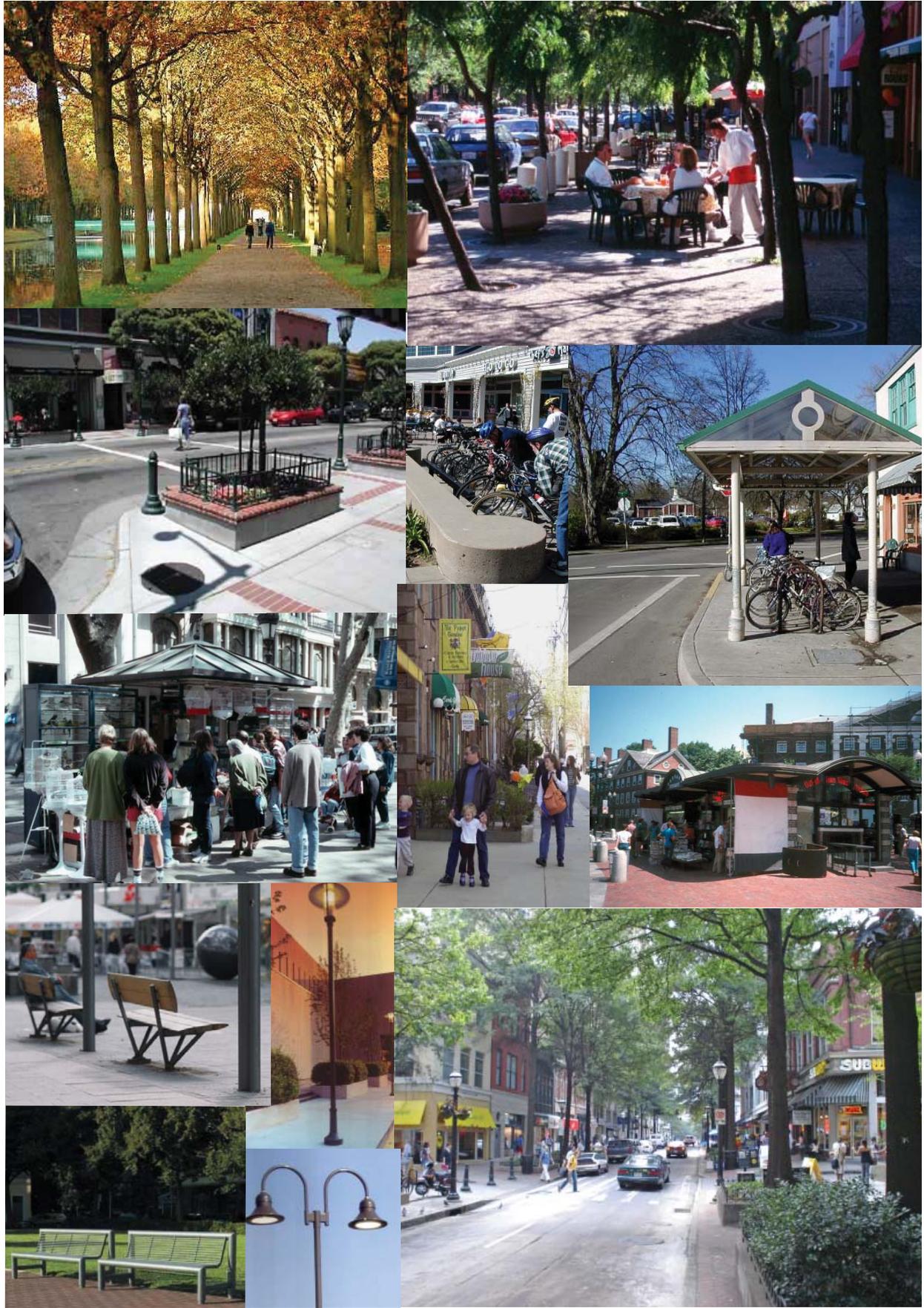
Mixed Use Village Center

Residential Neighborhoods



residential neighborhoods

Public Spaces



public spaces

Infrastructure and Public Improvements

Sewage

The Richwood Redevelopment Area falls within the existing Richwood Sewer Service Area. The treatment plant that will serve this site will also serve Rowan University’s proposed West Campus and other sites located in the Richwood Sewer Service Area but outside of the Redevelopment Area. It will be constructed by the redeveloper or Rowan University or jointly between the two. The treated effluent from the sewer plant will be disposed via groundwater discharge which requires a NJPDES permit.

Water

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties. A new water tower will be necessary to serve the Richwood Redevelopment Area. The actual design of the tower will be done by the New Jersey American engineers. It is anticipated that the new tower will be located in the vicinity of the Route 55/Route 322 intersection.

Other Utilities

Any new utility lines constructed to serve the Richwood 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.

Property Acquisition

Harrison Township will not use eminent domain to acquire any property in the designated redevelopment area. Further, the small lots will continue to be governed by the original base zoning until or unless it is purchased and requested to be included in the redevelopment plan.

Relocation of Displaced Residents and Businesses

Township officials will not have a need for temporary or permanent relocation of residents or businesses, since the Township will not use eminent domain to acquire property.

Relationship of Redevelopment Plan to Adjacent Municipal Plans

The Richwood Redevelopment Area abuts Mantua Township north of the 322/55 interchange. There are three zoning districts on abutting properties, according to the Master Plan for the Township of Mantua (January 2006). They include the Flex Space Zone, where the South Jersey Tech Park is under construction on Rowan University-owned land; the R-40 Zone which permits one acre residential lots as a principal use; and the AR Zone which permits three acre residential lots. The AR Zone provides a logical transition from "town" to "country" that will help distinguish the planned village in Harrison Township from adjacent rural lands. Like the Richwood Redevelopment Area, all lands in Mantua immediately north of its shared border with the Richwood Redevelopment Area fall in Planning Area 2. The State Plan promotes growth in this Planning Area.

The Richwood Site Redevelopment Area is located proximate to Glassboro and Pitman Boroughs. The Redevelopment Plan, reflecting traditional village design principles, is consistent with the existing development patterns in these Boroughs.

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 Richwood Site Redevelopment Area falls into a growth area, limited growth area, rural agricultural area, and environmentally sensitive 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, but reflects a desire to direct this growth near or within areas of existing development." (p. 75)

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 expands the Planning Area 2 designation around the redevelopment site. Thus, despite the varied growth management designations assigned to this area in the Development Management Plan, the County's more recent report acknowledges that this area in its entirety is appropriately designated for growth.

Relationship to State Development and Redevelopment Plan

The Richwood Site Redevelopment Area Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 2, the Suburban Planning Area, encompasses the site in question. PA 2 is intended to “Provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns.” (2001 State Plan, p. 186)

Harrison Township is reversing the trend toward low density “sprawl” by re-orienting future development on this site into a compact, mixed use configuration. The planned village will meet the following criteria for a village as set forth in the State Plan.

VILLAGE CHARACTERISTICS: STATE PLAN VS RICHWOOD SITE				
	Area (sq mi)	Population	People/sq mi	Dwellings/Acre
State Plan	<1	<4,500	>5,000	>3
Richwood Site Redevelopment Plan	443 acres	~3,672	5,427	Up to 4

Note: Population estimate for Richwood Site based on max. # of dwellings permitted multiplied by Census 2000 average household size.

Centers, according to the State Plan, should contain a mix of housing types. The ordinance governing the Richwood Site Redevelopment Area calls for a mix of housing types, including single-family detached, single-family attached (townhouses, twins), multi-family units, senior housing, live/work units, and affordable housing.

The State Plan also anticipates a mix of housing and jobs, a pre-requisite for developing the Richwood site. At least 10% of the site must be devoted to business uses. A minimum of 8.5 acres must be dedicated to institutional uses.

Relationship to Local Master Plan

The redevelopment plan advances numerous policies, goals and objectives contained in the Harris Township Master Plan and Re-examination Reports. These are indicated on pages 5 and 6 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 additional opportunity for a Town Center in Harrison Township as a result of contemporary additions to the circulation system. The major intersection of Rts. 322/55 is probably the major node in this sub-region of Gloucester County. As such it has attracted significant interest for development of various types including most notably the Rowan University proposals to the east side of Rt. 55.” (p. 4)

Relationship to Local Development Regulations

The regulations that apply to the Richwood Site Redevelopment Area were adopted by the Harrison Township Committee on October 15, 2007 as an overlay zoning district. The Planned Village Center Overlay Zone regulations are found in Appendix A of this Redevelopment Plan.

Structure and Powers of Redevelopment Entity

It is strongly recommended that the Township Committee appoint seven members of the Planning Board to serve on 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 a 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, this Redevelopment Plan, and the Planned Village Center overlay zone regulations.



— appendices —

ORDINANCE 51-2007

PLANNED VILLAGE CENTER OVERLAY

- A. Purpose:** To encourage flexibility of uses within a traditional neighborhood context or planned village center (hereinafter PVC) permitted various land uses in a compact area in accordance with smart growth principles.
- B. Applicability:** The Planned Village Center (PVC) option shall be permitted within the following area only: Beginning at the point where Rt. 55 intersects with the municipal boundary to Richwood-Barnsboro Rd. (County Rt. 609); southerly along Richwood-Barnsboro Rd. to a point where the common boundary line of Block 3 Lot 1 and Block 3 Lot 4 intersects with Richwood-Barnsboro Rd.; southeasterly along said common boundary line to Williamson Lane; easterly along Williamson Lane and extending past Richwood Aura Rd. to the Rt. 55 right-of-way and northerly along Rt. 55 to the beginning point and shall be classified as a Planned Development as defined by the MLUL and be eligible for GDP approval under N.J.S.D. 40155D-45.1 through 45.8.
- C. Base Requirements:**
- a. Minimum tract size: 200 acres
 - b. Maximum gross density: 4.0 units per acre or 1200 market value units whichever is less for the purposes of this ordinance; affordable housing units shall not count against the allowable density.
 - c. Minimum proportion of the total land area to be used for business uses 10%
 - d. Minimum open space: 25% of total land area
 - e. A homeowner's association or other such associations shall be created, subject to the approval of the Planning Board which association(s) shall become the owner of all lands dedicated to recreation and open space, and/or wetlands, and which association(s) shall be responsible for the maintenance of all public areas and other pervious surfaces.

- D. Permitted Principle Users:**
- a. Residential:
 - 1) Single-Family Detached. The following types of single-family detached units are permitted.
 - i) Village House – a dwelling that is typically accessed from an alley or side street.
 - ii) Perimeter House – a dwelling on the edge of a residential community, which is usually accessed from the fronting street.
 - iii) Senior House – a dwelling occupied by age-restricted residents.
 - 2) Single-Family Attached including townhouses, 2-family buildings, or other configurations.
 - 3) Flats (i.e., multi-family)
 - b. Live/Work Units – a fee simple unit that contains both a residential and a business or commercial component.
 - c. Business uses as permitted in Sections 225-16.B(1) and 16.1.C unless otherwise set forth herein. The maximum size of a store as set forth by Section 225-16.B(1) shall not apply. Single uses over 50,000 sq ft shall be permitted only on parcels adjacent to a Rt. 55 right-of-way.
 - d. A minimum of 8.5 acres shall be dedicated to Institutional uses such as schools, houses of worship, post offices, civic facilities, and the like.
 - e. Recreational/Open Space uses.
 - f. Assisted Living/Congregate Care which beds shall not be counted against gross density.
 - g. Lodging such as hotels or bed and breakfast uses, but not motels or motor courts such as lodging with individual unit doors which open to or face the parking lot.
- E. Prohibited Uses.** The following uses are specifically not permitted:
- a. Deep Discount Department Stores. A single store which exceeds 100,000 square feet in area which is characterized as offering the majority of its merchandise for sale at less than usual retail prices on a regular basis.
 - b. Tattoo or piercing parlors

- c. Establishments dedicated to Adult Entertainment use such as bookstores, theaters, or shops having a substantial or significant portion of their stock in trade, books, publications, tapes, films, or other items which are distinguished or characterized by the emphasis on matter depicting or relating to sexual activities and anatomical genital areas.

F. Residential Use Regulations:

- a. A minimum of 25% of all residential units must be age-restricted as permitted by the Federal Fair Housing Act Amendments of 1988.
 - 1) A maximum of 50% of age-restricted units may be flats.
 - 2) Recreational facilities for the use of residents shall be provided including a clubhouse totaling at least 25 square feet per unit up to 250 units and 15 square feet per unit over 250 units.
 - 3) A separate homeowners association shall be formed consistent with Sections 225-51 of this Ordinance.
- b. A maximum of 40% of the non-age restricted units may be single-family detached.
- c. A maximum of 50% of the total units may be single-family detached.
- d. A maximum of 75% of total non-age restricted units may be single-family attached.
- e. A maximum of 40% of non-age restricted units may be flats.

G. Residential Bulk Regulations:

1. Single-Family Detached:	Village House	Perimeter
House		
a. Minimum Lot Size:	5,500 sq. ft.	6,600 sq. ft.
b. Minimum Lot Width	50 ft.	60 ft.
c. Minimum Lot Frontage:	50 ft.	60 ft.
d. Minimum Lot Depth:	100 ft.	100 ft.
e. Minimum Yards:		
Front	10 ft.	10 ft.
Side (one/both)	6 ft./12 ft.	6 ft./12 ft.
Rear	20 ft.	20 ft.

2. Single-Family Detached: Age Restricted
 - a. Minimum Lot Size: 5,500 sq. ft.
 - b. Minimum Lot Width: 50 ft.
 - c. Minimum Lot Frontage: 40 ft.
 - d. Minimum Lot Depth: 100 ft.
 - e. Yards:

Front	20 ft. (may be 5' if access is from alley)
Side (one/both)	4 ft./10ft.
Rear	20 ft.

3. Single-Family Attached (fee simple)
 - a. Minimum Lot Size: 1,500 sq. ft.
 - b. Minimum Lot Width: 20 ft.
 - c. Minimum Lot Frontage: 20 ft.
 - d. Minimum Lot Depth: 75 ft.
 - e. Yards:

Front	20 ft. (may be 5' if access is from alley)
Side	5 ft. (end units)
Rear	20 ft.

4. Flats:
 - a. Maximum number of units per building: 40
 - b. Maximum Height: 4 residential stories or 48 ft.
 - c. Minimum Yards: 25 ft.
 - d. Building to Building Setback:

Front to Front	60 ft.
Rear to Rear	60 ft.
Side to Side	30 ft.
Other	50 ft.

5. Accessory Structures: All accessory structures shall be placed to the rear of the principal structure. Detached garages shall have a minimum side yard and a minimum rear yard of 5' if the access is from a fronting street. The rear yard shall be increased to a minimum of 20' if access is from an alley. All other accessory structures shall have a minimum side and rear yard of 5'.

6. The only exception to the height maximums above shall be limited to architectural and non-functional design elements

such as cupolas, steeples, parapets, and the like, which shall be limited to 25% of the height of the principal building.

H. **Building placement and height within non-residential or mixed use areas.**

1. Setbacks. Each building shall be placed on its lot in compliance with the following setback requirements, and the frontage type requirements of Section 8.
 - a. Front setback: 5 feet minimum and 15 feet maximum.
 - b. Side street setback: 10 feet minimum.
 - c. Side interior setback: 0 feet minimum.
 - d. Rear setback: 20 feet minimum.
 - e. Live/work units shall meet the requirements of a single-family attached unit.
2. Height limit. No structure shall exceed a height of four (4) stories. No more than 60% of the floor area of the Village town center may be in four (4) story structures.

I. **Site Design Standards**

1. General. The below standards have been promulgated in an attempt to achieve a well designed site. It is recognized that the intent of this section can be achieved with designs not anticipated by these standards. Accordingly, the Planning Board may grant, by variance, any design standard variations it deems appropriate.
2. Spatial relationships between buildings and other structures shall be formal; façades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. Buildings shall be oriented toward the street or the streetscape to create the feel of a traditional neighborhood. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate fire and emergency access.
3. Civic, institutional and commercial buildings shall be located to front toward and relate to public streets, both functionally and visually. There shall be no parking or lots situate within the primary frontage of a use. Buildings shall be oriented to address the geometry of the abutting street pattern and shall

acknowledge prominent design features in the regular street pattern (i.e. circles, crescents, etc.).

4. Residential buildings shall define the street-edge through adherence to uniform setbacks along the build-to line for each block. A minimum of eighty percent (80%) of all residential building façades on a block face shall be located at the build-to line. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences that define front yards.
5. Commercial buildings on corner lots shall be considered significant structures, since they have at least two façades visibly exposed to the street. Such buildings shall be designed with additional architectural features to emphasize their location.
6. Focal points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements, or other distinguishing features.
7. Variation in Single-Family Detached Residential Building Design
 - a. Excessive uniformity in the exterior design and appearance of dwellings erected in the same residential neighborhood may adversely affect the desirability of the residential area and impair the value of both improved and unimproved real property in such areas. The Village Center, in which residential lot sizes are modest and, consequently, houses will be close together, is particularly susceptible to the negative impacts of such uniformity. It is the purpose of this subsection to prevent these and other harmful effects of excessive uniformity in design and appearance of dwellings and thus promote and protect the general welfare of the community.
 - b. Not more than one construction permit shall be issued for any particular single-family detached dwelling unit design when the houses are substantially alike in exterior design and appearance unless such houses on the same street are separated by a distance of at least 220 feet or 2 homes. Homes will be considered as substantially alike if they are of the same model, same elevation alternate and same basic materials.

8. Garages

- a. Except for flats, each market rate dwelling unit shall have a one or more car garage with the intent of having two (2) onsite vehicle spaces.
 - 1) Dwelling units intended for low and moderate income occupancy are exempt from this requirement; however, affordable dwelling units shall have adequate off-street parking. All garages shall be deed restricted against being converted to any other use.
- b. Garages may be detached from or attached to the principal dwelling unit. In either case the garage shall be aligned either parallel with or perpendicular to the alignment of the principal building. Each garage shall be serviced by a driveway of at least 20' in length.
- c. The architectural design of the garage, including the proportions, roof pitch, exterior materials, windows/doors, color, etc. should be coordinated and compatible with that of the principal dwelling unit.

9. Parking

- a. Off-street parking shall not be located between a building and a street unless the visual impact has been minimized by the construction of walls, fences, berms or the installation of appropriate landscaping.
- b. No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway.
- c. Off-street parking shall be set back from property lines as follows:
 - 1) Front setback: 20 feet
 - 2) Side street setback: 10 feet
 - 3) Side interior setback: 10 feet minimum, except where parking on adjacent lots is connected as one lot, in which case 0' minimum shall apply.
 - 4) Rear setback: 5 feet minimum
- d. Parking spaces shall be provided in the following ratios and shall be cumulative for mixed-use structures:

- 1) RSIS for all residential units
- 2) 2 off-street spaces per live/work unit
- 3) 3.5 spaces per 1,000 square feet of nonresidential floor area, which may be provided in a combination of off-street spaces and on-street spaces in reasonable proximity to the nonresidential uses.
- 4) Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed-use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitation to be placed on the use of any parking, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report Shared Parking, published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.

The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the Trip Generation Handbook published by the Institute of Transportation Engineers.

A captured and shared parking study report shall:

- a) Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
- b) Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
- c) Calculate the peak parking accumulation for the development, making use of shared parking procedures.
- d) Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
- e) Determine the number of on-site parking spaces that will be supplied.
- f) Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section.
- g) Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.
- h) Propose additional methods, if needed to reduce parking demand to mitigate an insufficient supply of parking. Other methods could include the use of fringe parking lots, a satellite parking lot with shuttle bus service, the provision of transit sub-sites to employees in lieu of assurance of a parking space or the establishment of a valet parking service making use of an identified off-street parking lot.

a. All parking areas must serve units and uses located within Harrison Township.

10. Vehicular access to each Village single-family lot is

- permitted from an alley or a side street. Access from the fronting street is only permitted if the garage is located to the rear of the principal structure. Perimeter homes are permitted to have access from the fronting street to minimize unnecessary alley paving, however the garage must be set back from the front façade by a minimum of five feet.
11. Common trash collection areas shall be properly screened with an appropriate combination of walls, fences, earth berms, and plantings. Any common trash collection area shall provide facilities for the collection and separation of recyclable materials in accordance with the requirements of the Township of Harrison.
 12. Any loading space shall be screened from public view by building walls or extensions thereof, fencing and /or landscaping.
 13. All public and private streets, parking lots and pedestrian walkways shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions. Lighting fixtures are to include non-glare lights with “cut-off” shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead glow. Exterior lighting shall be of appropriate style to the architectural character, and compatible with landscape lighting for the area. No exterior lighting shall be directed beyond the property line.
 14. Construction techniques shall be utilized to minimize the impact upon the environment, including energy efficient building designs, recycled materials, water conservation devices, permeable pavement, native plantings, low chemical usage to maintain the landscaping, and similar measures which are sensitive to the environment.
 15. The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features and landscaping which create an attractive visual appearance and deterrent landscaping at the perimeters.

16. The following shall apply to all streets, avenues, and boulevards:
 - a. Parallel parking shall be provided on all street types unless designated otherwise. Diagonal head-in parking may be permitted along the front commercial uses and/or the community green. Curbside parking shall not be permitted within 25 feet of an intersection.
 - b. Planted parkways shall be provided, except where the road abuts the community green. The parkway shall be a minimum of five feet in width. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
17. Private sidewalks and pedestrian paths shall connect proposed uses to a public sidewalk or roadway. The public sidewalk and pathway system interconnects the Community. Private sidewalks shall be designed to connect parking areas with individual structures, as well as building groups.

The use of special paving such as brick or pre-cast concrete pavers for sidewalks is highly encouraged. Otherwise, sidewalks shall be poured-in-place concrete. Special paving, if selected, should complement the building materials and should be used to define spaces or special areas such as entrances. All plans for special pavement areas shall be submitted to the Planning Board for approval. Private sidewalks shall be submitted to the Planning Board for approval. Sidewalks adjacent to parking lots, where car bumpers may overhang the walk, shall be a minimum of 6 ft. wide measured from the face of the curb or 4 ft. wide if setback a minimum of 2 ft. from the face of curb was a grassed area.

18. Open Space
 - a. A minimum of 25% of the total tract area of a PVC shall be dedicated for common open space uses, which may include open space, conservation, passive and active

recreation and stormwater management as below. No more than 50% of the required common open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if deigned as an aesthetic feature.

- b. The non-residential area in a PVC shall have at least one town park and may have plazas, greens, squares, and greenways.
19. Landscaping
- a. All developments requiring site plan or major subdivision approval shall submit a landscape plan prepared by a licensed professional landscape architect, in accordance with the standards of Article VI, Note 23- Landscape Standards of the Township Develop met Ordinance, except as superseded or specified below by this ordinance.
 - b. In order to celebrate and reinforce a sense of place and for ecological benefit, a minimum of 50% of the plantings may be non-native, non-invasive species. Lawn should not be used as a ubiquitous ground cover but primarily for places for active recreation and occupation. Lawn should cover a maximum of 50% of all planted areas. Exceptions to this guideline are allowed for parks for active recreation where lawn would be expected and single family residences in which up to a maximum of 75% of the planted area could be in lawn. Fertilization and maintenance of planting should be as ecologically sustainable as possible, by engaged organic methods and low spray or no spray and toxicity protocols wherever feasible.
 - c. The term "Canopy Tree" generally refers to a tree 2 ½"- 3" in caliper measured 6" DBH and a minimum of 12' in height. (Certain desirable species may be slightly less in height at equivalent caliper thickness. In this case, industry standards should be referred to for height requirements). The above requirements refer to the canopy tree size at the time of project sales not planting date. This allows the developer to plant some streets and other public spaces before commencement of building construction, thereby allowing trees to mature

- to an equivalent size of the more recently planted trees around newly constructed buildings.
- d. Canopy trees that shall be planted in accordance with the following minimum standards:
 - 1) 1 (one) canopy tree per 50 linear feet of retail store frontage, to be planted in reasonable proximity to the store.
 - 2) 1(one) canopy tree per 35 linear feet of property front lot line, which may be planted anywhere in the non-residential portion of the site.
 - e. Whenever an off street parking area exceeds 100 spaces, the area should be divided into a minimum of 4 (four) equal sections with each section being divided by a landscaped divider strip (minimum 10 ft. wide) with canopy trees and planted with ground cover or low shrubs (36" in heights or less).
 - f. Hedges, privacy or ornamental fences of varying heights may be used to block view of parking areas, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.
 - g. Canopy trees shall be planted in residential lots in a PVC in accordance with the following minimum standards:
 - 1) On single-family detached housing lots: 1 (one) canopy tree per 40 linear feet of property lot line, and
 - 2) 1 (one) canopy tree in the front yard of any lot 35' or more wide.
 - 3) Note: Existing native trees on lots may be retained to satisfy the canopy tree requirement.
 - 4) Note: The canopy tree planting requirements for residential units in mixed use buildings with nonresidential uses shall be as specified for commercial planting, as modified by Section 13.E of this ordinance.
 - h. To the greatest extent practical all healthy trees 18 inches DBH or more shall be preserved.
20. Buffers
- a. There shall be a tract perimeter buffer of 25 ft. from any existing adjacent residential areas or zones consisting of

- preserved existing and supplemental landscape material and/or fences to provide a reasonable visual buffer.
- b. The tract perimeter buffer for all other locations shall be 15 feet.
21. Parking lot landscaping, buffering and screening.
- a. Lots for apartment and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
 - b. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrian from motor vehicles, and shall not interfere with clear sight triangle requirements.
 - c. The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every five parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided

these objectives are designed to the satisfaction of the Planning Board.

- d. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.

J. **Architectural Design Standards**

1. General. Preliminary Architectural Design Standards are intended to establish general architectural concepts and serve as a guide for subsequent detailed design guidelines or site specific designs submitted for each GDP Phase as describe in section B-3 of this Ordinance. It is recognized that the intent of this section can be met with designs that are not anticipated by these standards. Accordingly, the Planning Board may grant, by waiver, any design standard variations it deems appropriate.

To balance village harmony and variety, the PVC will consist of overall PVC architectural design standards as described in this ordinance plus phase or neighborhood specific design details to be submitted with each phase preliminary submission. Preliminary Architectural Design Standards are divided into:

- Overall PVC Design Standards
- Village Center or "Core" Design Standards
- Residential Neighborhood Design Standards
- Special District Design Standards

2. Overall PVC Design Standards:
Overall PVC design harmony is generally achieved through consistent planning and site standards as described in Section 3-F, G, H of this ordinance. At the architectural level, the village will establish a balance of harmony and variety as described below. Although the overall PVC

and individual neighborhoods will establish a consistent architectural style or theme, it may be appropriate to deliberately deviate from the theme on a limited basis to promote variety and a “built-over-time” feel common in traditional neighborhoods.

3. Village Center or “Core” Design Standards

a. General Architectural Character

The architectural character of the Village Center or “Core” should be defined by using architectural styles that are coherent with traditional town centers within the Northeastern portion of the United States. The structures within the Village Center or “Core” should try to replicate traditional detailing methods and proportions characterized by traditional architectural styles, including, but not limited to Colonial, Neo-Classical, and Italianate styles. There should be a mix of architectural styles to try to create a sense of timelessness and to create a sense that the buildings were constructed during a long time period. Typical of village centers, the buildings should vary in heights ranging from one to four stories. The village center should have a mix of uses and building types, including, but not limited to mixed-use residential/office over retail, office buildings, retail specific structures, live/work units, and multi-family residential buildings. The structures themselves usually have front and side façades located on or near the R.O.W. and property lines. See the site design standards for more detailed site planning information.

b. Specific Architectural Guidelines

- 1) The entry façades of all buildings shall be designed to a pedestrian scale.
- 2) The architectural treatment of the front façade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property and/or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors, and details. No solid, blank, windowless walls or service areas shall be visible from the public areas. Where the construction of a blank or substantially blank wall

is necessary, the façades shall be articulated by the provision of false windows, articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.

- 3) Roofs of civic, institutional or commercial buildings shall either be "flat" with a decorative cornice or shall have a minimum pitch of 6 to 12.
- 4) Open arcades may encroach into a public right-of-way and over the sidewalk at a front or side street lot line as follows:
 - a) Front Encroachment: 8 feet maximum.
 - b) Side Street Encroachment: 8 feet maximum
 - c) The maximum allowable height of an encroachment is three stories. The area of an encroachment shall not exceed 20 percent of the block length.
- 1) Frontage types allowed. Only the following frontage types may be allowed in the Village Center or "Core".
 - a) Arcade. The façade of a building with an attached colonnade. Balconies may overlap the sidewalk while the ground floor remains set at the lot line. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than 8 feet wide clear in all directions.
 - b) Shop front. The façade is placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage. IT is commonly equipped with cantilevered shed roof or awning and/or recessed entryway. The absence of a raised ground

floor story precludes residential use on the ground floor facing the street, although this uses is appropriate behind and above.

- c) Stoop. The façade is placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground-floor residential uses at short setbacks. This type may be interspersed with the shop front. A porch may also cover the stoop.
- d) Forecourt. The façade is aligned close to the frontage line with a portion of it setback. The resulting forecourt is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly and in conjunction with the stoops and shop fronts. A fence or wall at the property line may be used to define the private space of the yard. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court.

- 1) All air conditioning units, skylights, solar panels, HVAC systems, exhaust pipes or stacks, elevator housing satellite dishes, and other telecommunications receiving devices shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, and /or plantings.

4. Residential Neighborhood Design Standards

a. General Architectural Character

The architectural character of the Residential Neighborhoods should be developed by using architectural styles that are coherent with traditional towns within the Northeastern portion of the United States. The structures within the Village Center or “Core” should try to replicate traditional detailing methods and

proportions characterized by traditional architectural styles, including, but not limited to Colonial, Neo-Classical, Italianate, and Victorian styles. The residential structures may range from attached townhome structures to single-family detached units depending on the allowable neighborhood densities of the GDP and in relation to proximity to the Village Center or "Core". Where feasible, residential site layouts should also emphasize traditional unit layouts with an emphasis on hiding the parking requirements from public view through the use of rear alleys for both single-family attached and detached units.

The architectural character should provide visual continuity through consistent and/or compatible design elements, architectural styles, and materials with a sensitivity to how each structure can complement and be complemented by adjacent structures.

b. Specific Architectural Guidelines

- 1) Building walls shall have an exterior finish of the following materials or approved equivalent:
 - a) Smooth cut cedar shingles (four to eight inches exposed to weather)
 - b) Wood clapboard (four inches to eight inches exposed to weather)
 - c) Wood beaded siding (seven inches exposed to the weather)
 - d) Vinyl siding which shall be Dutch Lap or Beaded.
 - e) Brick or stone. Brick mortar joints shall not exceed one half (1/2) inch. Mortar joints shall be struck.
 - f) Cement fiber clapboards or shingles, such as Hardiplank (four inches to eight inches exposed to weather).
 - g) Stucco or approved similar product.
- 1) House foundation walls of poured concrete which face a street shall be exposed no more than 24 inches above the ground unless the walls shall show a finish of brick, local fieldstone, finished poured

concrete, or patterned brick-form poured concrete.

- 2) Exterior building walls of wood, vinyl or hardboard shall have opening trimmed in material two inches to six inches nominal width (with the exception of side trim on windows with shutters which may be less than two inches) and corners trimmed in material of four inches to eight inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have wider trim.
- 3) Front and side façades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.

e. Windows and Doors

- 1) Window and door treatments shall be of uniform character.
- 2) Patterns of glazing must be appropriate to the style of architecture.
- 3) Dormer windows shall be consistent with lower level window style.
- 4) Windows with true “divided light” divisions are encouraged. However, “snap in” mullions are acceptable.
- 5) Shutters shall be applied to all or none of the typical windows on any given elevation. If shutters are provided on a corner house they shall be provided on both of the elevations which face public rights-of-way as well as on the side elevation.
Shutters shall be paneled design, and shall be one-half the width of the opening and the same length as the opening. Color of such window shutters or blinds shall be inherent of a traditional architectural style.
- 6) Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- 7) Windows on elevations facing a street or sidewalk shall be no closer than two feet to the corners of the building. Windows on corner houses shall be

required on both the first and second story of both elevations, which face public rights-of-way.

- 8) Front doors shall be wood, steel, or fiberglass paneled in a traditional style.
- 9) Garage doors shall generally not exceed 10 feet in height or 9 feet in width if accessed from a street, or 18 feet in width if accessed from alley. Exceptions can be granted if proportional to the building. Garage doors shall be built of wood, embossed hardboard, embossed steel or fiberglass. Garage doors shall have glass or raised panels or both.

f. Roofs

- 1) Roofs shall be built of steel standing seam, copper, cedar, shakes, natural slate, artificial slate or asphalt shingles.
- 2) Roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. The pitch of the roof shall be between 7 to 12 and 14 to 12 except for porches.
- 3) Shed roofs (roofs that pitch in one directions) shall only be permitted when the ridge is attached to an exterior wall of a building. The pitch shall be between 3 to 12 and 14 to 12.
- 4) Vertical or pseudo mansard type roof forms and bubble-type skylights are prohibited. Roof vents or projections which are in public view shall be avoided.
- 5) Porches may have a lesser roof pitch than the main roof.
- 6) Dormers are encouraged provided they are reflective of the style and period of architecture.
- 7) Gutters shall be of half-round design; downspouts and leaders shall be of round design; and all shall be copper, painted aluminum, painted galvanized metal and may be covered.

g. Porches, Patios and Decks

- 1) All front steps shall be masonry. No wood front steps are permitted.
- 2) Durable wood, or an approved equivalent, concrete, masonry, or suitable synthetic wood

products which appear to be traditional wood flooring are to be used for porch and covered portico flooring that are visible from a public right-of-way. Pressure-treated wood flooring is prohibited.

- 3) Patio materials shall be stone, slate, brick, poured concrete, or decorative paver.
- 4) Porch railings shall be in a traditional style.
- 5) Decks shall be located in rear yards and designed at a scale to be compatible with the home and with the lot.
- 6) Patios may be located in side and rear yards not readily visible from a public right-of-way (except for alleys) or sidewalk.
- 7) The space below decks and porches which is visible from nearby public property and /or rights-of-way shall be skirted by wood or vinyl lattice with not greater than 2 inch spaces between the boards.
- 8) Decks and stairs built of pressure-treated wood and readily visible from public property and/or rights-of-way (excluding alleys) must be painted or stained.
- 9) A minimum of 50% of dwelling units, except apartments, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of six feet deep from the front wall of the dwelling to the enclosing porch rail and a minimum of 10 feet long.

h. Fences, Yards, and Gardens

- 1) Fences, hedges, and walls in the front yard shall be limited to a maximum of three and a half (3 ½) feet in height and shall conform to the permitted fence and gate types and materials.
- 2) Walls and fences shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot. Front yards may have the following treatments: brick walls with a stone or cast stone cap, wood picket fences, and decorative metal or cast iron fences. Solid PVC fences are

permitted in rear and wide yards only. Stockade, solid wood or contemporary security fencing such as chain link, barbed or razor wire are prohibited.

- 3) Side and rear yards may be defined by a masonry wall, wooden fence, trellis or lattice, vegetative hedge, garage and/or out building walls, or some combination thereof. The height of such yard or patio enclosure shall not exceed six (6) feet and shall be suitable to provide privacy and screen views of neighboring uses, trash receptacles/containers, or recycling bins. Side and rear fences shall be opaque for a maximum of five (5) feet from ground level and 50% opaque above 5 feet.
 - 4) Retaining walls shall be brick, stone, or concrete units at all front yards and side yards facing a street or sidewalk. Retaining walls not visible from nearby streets may be of brick, stone, concrete units or concrete.
 - 5) Driveways shall be paved of asphalt, brick or concrete.
 - 6) All crosswalks and pedestrian walk ways shall be improved with decorative pavers.
- i. General
 - 1) End unit elevations for single-family attached units shall have a minimum of three architectural features such as windows, doors and chimneys.
 - 2) All antennas shall be concealed attic type antennas.
 - 3) No satellite 'dished' shall be permitted unless totally shielded from view
 1. Special District Design Standards
 - a. General Architectural Character

The architectural character of the designated Special District areas should be developed by using architectural styles that are coherent with the Village Center and the surrounding Residential Neighborhoods. The architectural character of the structures within the Special Districts should allow for a more modern approach than the Village Center and the Residential Neighborhoods. The architectural styles and designs

need not be restricted only to traditional Northeastern architectural styles, however, the architectural proportions and materials use should be consistent with the surrounding neighborhoods and Village Center. Also, the urban layouts within the Special District should be consistent with the Section H – Site Design Standards. The primary purpose of the Special District designation is to allow for urban design and architectural styles that are related for functions which typically will not fall within the Village center. These types of uses may include, but are not limited to modern retail centers, corporate headquarters, healthcare facilities, large office structures, community recreational facilities, and community educational facilities, among others.

K. Signs: the Planning Board may grant a waiver from any design standard below

All signs located within the PVC shall comply with the sign regulations.

1. Permitted signs
 - a. Wall-mounted or painted signs, provided the following standards are met:
 - 1) The sign shall be affixed to the front façade of the building and shall not project outward from the wall to which it is attached more than six inches.
 - 2) The area of the signboards shall not exceed 5% of the ground floor front façade area or 24 square feet, whichever is less.
 - 3) No part of a sign shall be higher than 15 feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, eave, or building façade.
 - 4) Limited to one sign per business.
 - b. One wall-mounted sign, not exceeding six square feet in area, shall be permitted on any side or rear entrance which is open to the public. Such wall signs may only be lighted during the operating hours of the business.
 - c. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

- 1) The sign is located next to the entrance.
 - 2) The sign shall project outward from the wall to which it is attached no more than six inches.
 - 3) The sign shall not extend above the parapet, eave, or building façade.
 - 4) The area of the signboard shall not exceed three square feet, with each tenant limited to one square foot.
 - 5) The height of the lettering, numbers, or graphics shall not exceed four inches.
 - 6) Only one directory sign per façade.
- d. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, or black anodized aluminum. Applied plastic letters shall not be permitted.
- e. Projecting signs, including graphic or icon signs, mounted perpendicular to the building wall, provided the following standards are met:
- 1) The signboard shall not exceed an area of six square feet.
 - 2) The distance from the ground to the lower edge of the signboard shall be 10 feet or greater.
 - 3) Limited to one window sign per business window and one door sign.
 - 4) May be in addition to only one of the following: a wall-mounted sign, a freestanding sign, an applied letter sign, a projecting sign, or a valance awning sign.
- f. Awning signs, for ground floor uses only, provided the following standards are met:
- 1) If acting as the main business sign, it shall not exceed 10 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed eight inches.
 - 2) It shall not be in addition to a wall-mounted sign.
- g. One free-standing sign, provided the following standards are met:
- 1) The building, where the business to which the sign refers is located, shall be set back a minimum of five feet from the street line.

- 2) The area of the signboard shall not exceed three square feet.
 - 3) The height of the lettering, numbers, or graphics shall not exceed four inches.
 - 4) The height of the top of the signboard, or any posts, brackets, or other supporting elements shall not exceed six feet from the ground.
 - 5) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
 - 6) The sign shall be located in proximity to the main entrance to the business, and its location shall not interfere with pedestrian or vehicular circulation.
- h. Businesses located in corner buildings are permitted one wall-mounted or awning sign or painted window sign for each street frontage.
 - i. Businesses with service entrances may identify these with one sign not exceeding two square feet.
 - j. One directional sign, facing a rear parking lot. This sign may be either wall-mounted or freestanding on the rear façade, but shall be limited to three square feet in area.
 - k. One monument sign may be erected to identify each section of the overall town center.
2. Temporary signs
 - a. Temporary, civic, cultural, and public service window posters, when posted inside commercial establishments, provided they do not individually or combined, occupy more than 25% of the total area of said window, or five square feet, whichever is less. Temporary window signs are permitted on ground floor windows only. Political signs are not permitted.
 - b. Temporary promotional or special sales signs shall be permitted for a period not to exceed 30 days, when erected in conjunction with a commercial establishment, provided they do not, individually or combined with other window signs, exceed 25% of the total area of the display window or 16 square feet, whichever is less. Temporary signs advertising a business opening or change in ownership shall not exceed an area of 16

square feet, and shall require a temporary zoning permit, specifying the date of removal. All temporary signs shall have the date of removal printed clearly on the lower right-hand corner, as viewed from the exterior. Temporary promotional signs are permitted on ground floor windows only.

3. Prohibited signs
 - a. Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting, plastic panel rear-lighted signs, or neon.
 - b. Signs on roofs, dormers, and balconies.
 - c. Billboards.
 - d. Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
 - e. Signs with changeable copy by digital or other means or which flash, rotate, spin, fade, or strobe.
4. Design standards for signs.
 - a. Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.
 - b. Signs shall fit within the existing façade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the façade where they are located.
 - c. Whenever possible, signs located on buildings within the same blockface shall be placed the same height in order to create a unified sign band.
 - d. Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.
 - e. Sign colors should be compatible with the colors of the building façade. A dull or matte finish is recommended for reduction of glare and enhancement of legibility.
 - f. Signs shall be either spotlight or backlit with a diffused light source. Spotlighting shall require complete shielding of all light sources. Light shall not significantly spill over

to other portions of the building or site. Backlighting shall illuminate the letters, characters, or graphics on the sign, but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display windows. Neon signs placed inside the display windows shall insure low intensity colors.

- g. Signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.

L. Affordable Housing Requirements in accordance with NJAC 5:94 and 5:80-26 and the following:

1. Non-residential: minimum fee of 2% of the assessed value shall be paid with the township reserving the right to increase said fee up to 6% for any development over that permitted under conventional zoning.
2. Residential: affordable housing credits under current COAH regulations and consistent with the Township Housing Plan equal to 25% of all units shall be provided. The Township reserves the right to adjust the proportion based upon appropriate economic feasibility analysis.
3. Developers developing under the PVC Ordinance shall submit a phasing plan for the construction of the affordable housing at the time of GDP and this phasing plan shall be set forth in a Municipal Developer's Agreement which shall be recorded upon the Land records of the County. Developers shall be required to build the affordable units in conjunction with the construction of the market rate residential units and the phasing plan shall be designed to insure that 100 percent of the affordable units are fully constructed no later than such time as 90 percent of the market rate units have been issued building permits. The phasing plan for the timing of the construction of the affordable housing shall comply with the regulations promulgated by the New Jersey Department of Community Affairs, if any.

M. Development Review

1. A PVC shall be considered a type of "planned development" and "planned unit development" and shall be reviewed by the Planning Board in accordance with the

procedures specified in the Municipal Land Use Law for a “planned development” at N.J.S.A. 40:55D-39.c., -43. and -45.

2. General development plan: General development plan approval, may be given an extended vesting period in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-45.1 at the discretion of the Planning Board.
3. Contents of General Development Plan submission shall include all items specified in N.J.S.A. 40:55D-45.2a through i.
4. In conjunction with each application for Preliminary approval, the applicant shall submit specifications for the architectural designs of the proposed buildings. These specifications shall be reviewed by the Planning Board for consistency with appropriate sections of this ordinance. Included will be standardized optional improvements for residential uses such as decks, patios, and fences.
5. An Architectural Review Committee (ARC) shall be established by the applicant to review all exterior modifications to the proposed community. The guidelines for the ARC shall be submitted in conjunction with the first application for final approval. The intent of this requirement is to enforce the requirements of the submitted designs for those items which do not require approval by the Planning or Zoning Board.
6. It is the intention of this ordinance that the commercial components of the PVC be constructed along with the residential units in this area, such that a percentage of the commercial development is built before all of the residential units are constructed. The commercial components are a vital and integral part to the PVC concept. Any Developer developing under the PVC Ordinance shall submit a phasing plan for the construction of the commercial components at the time of GDP approval or other development approval which sets forth the timing for the construction of the commercial components as this relates to the construction of the residential components. This phasing plan shall be set forth in a Municipal Developer’s Agreement which shall be recorded upon the Land records of the County as part of any development approval.

Ordinance 51-2007

TOWNSHIP OF HARRISON

BY: 
MICHAEL J. KOESTLER, MAYOR

ATTEST:


CAROL L. PUSZTAY, Deputy Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on October 1, 2007. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on October 15, 2007, at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.


CAROL L. PUSZTAY, Deputy Clerk