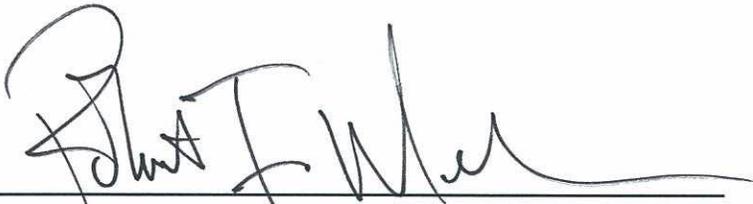


Harrison Township, New Jersey  
**REDEVELOPMENT PLAN**

BLOCK 4 LOT 1

2/23/2012

Redevelopment Preliminary  
Investigation Report  
pursuant to Harrison Township Committee  
Resolution 173-2011.



---

Robert F. Melvin, PP, AICP  
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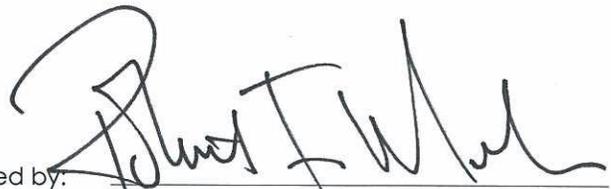
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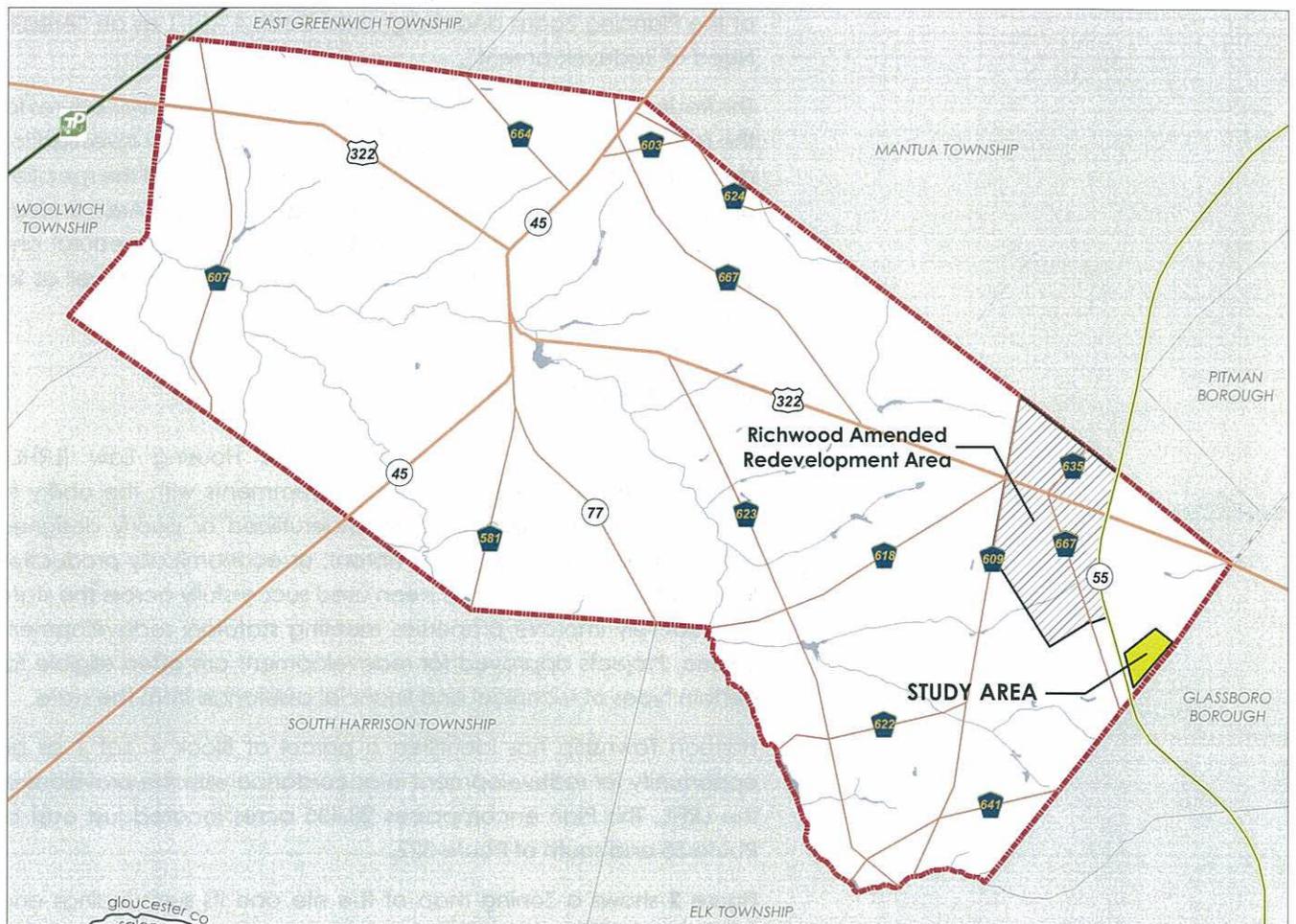
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## 1.0 Introduction

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). The site, known as Block 4, Lot 1, measures 28.435 acres in size and is located directly east of Route 55 and south of Route 322. The site is also located next to the Borough of Glassboro. Redevelopment of the site is warranted. The guidelines in this document will ensure that the entire site area is developed in a manner that adheres to local and state plans, incorporates sound principles of urban planning and design, promotes the public welfare, and contributes to the sustainable economic development of the Township and is consistent with the Richwood Amended Redevelopment Plan that was approved by the Governing Body by way of Ordinance No. 46-2011. The

Figure 1: Location of the Redevelopment Study Area



---

Richwood Amended Redevelopment Plan incorporates a large land area located west of the site and is roughly bounded by the Mantua Township municipal border, Route 601, Route 55, and Williamson Lane. Figure 1 identifies the location of the redevelopment site or study area.

In November 2011 the site had been the subject of a Preliminary Investigation for Determination of an Area in Need of Redevelopment as contained in the report proposed by Robert F. Melvin, P.P., A.I.C.P., of Group Melvin Design, which map and report sets forth the basis of this Redevelopment Investigation and is fully incorporated herein by reference. On December 15, 2011, the Planning Board adopted resolution No. 44-2011 that recommended to the Governing Body of the Township of Harrison that Block 4, Lot 1 be designated as an "Area in Need of Redevelopment" based upon the aforementioned needs assessment. On December 28, 2011, via Resolution 224-2011, the Township Committee accepted the findings and recommendations of the Planning Board and designated Block 4, Lot 1 as an "Area in Need of Redevelopment".

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.

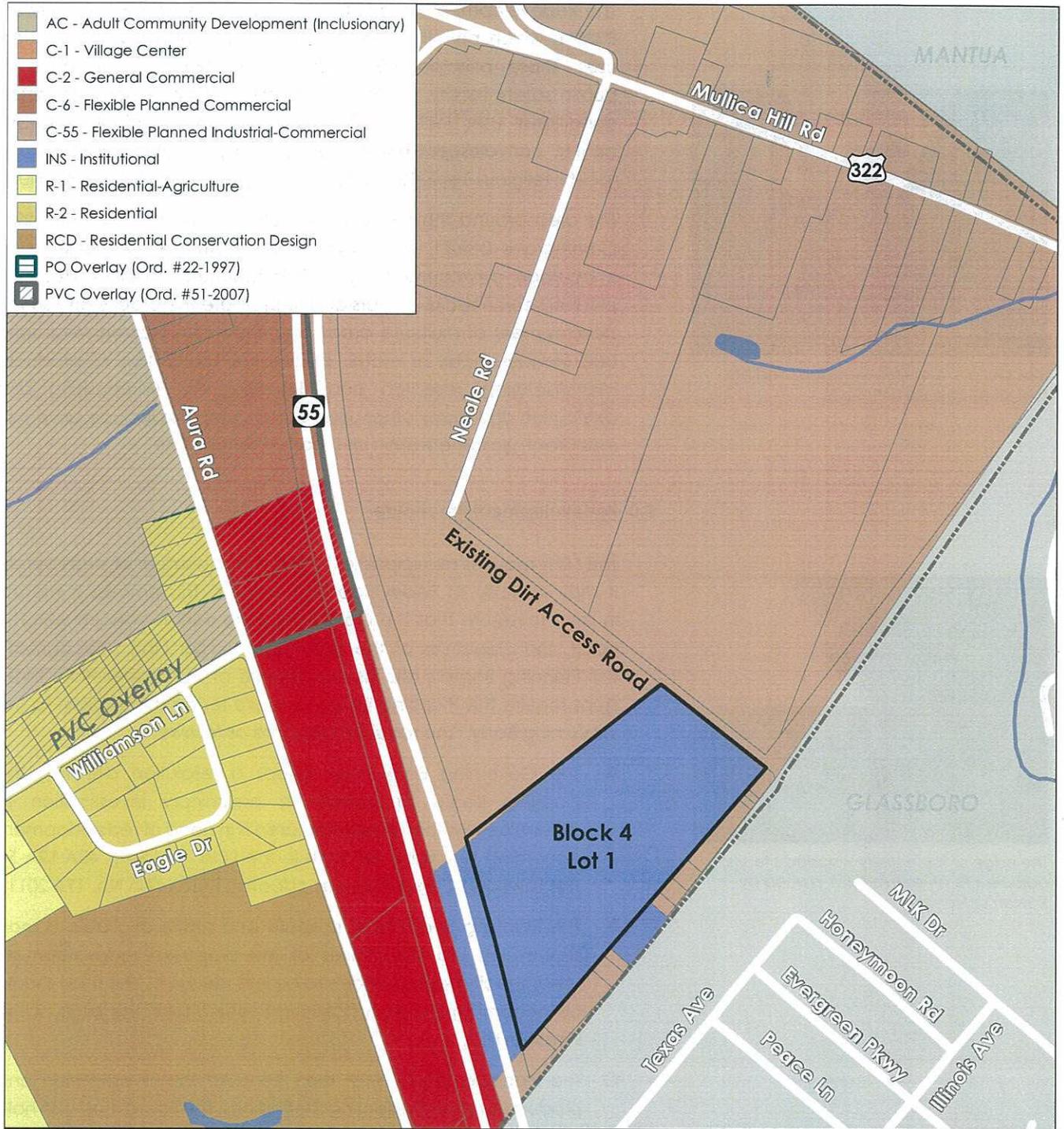
## **2.0 The Redevelopment Act**

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the state.

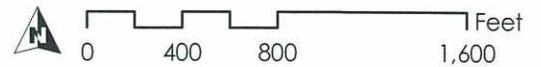
Harrison Township has identified a parcel at Block 4, Lot 1 as an opportunity for redevelopment in accordance with the provisions of the LRHL. This Plan encompasses 28.435 acres located just east of Route 55 and south of Route 322.

**Figure 2** shows a Zoning map of the site and its surroundings and shows the location of the lot in question.

Figure 2: Zoning Map



Zoning





*Block 4 Lot 1 is entirely wooded, and has limited access via dirt roads.*



*The edge of the entirely wooded site sits adjacent to an active farm, owned by Rowan University.*

The Redevelopment Area falls under the Township's INS Institutional District, which permits governmental uses or buildings as principal uses. These principal uses include municipal administrative or public safety facility, community center, library or park. Permitted conditional uses include hospital, sanitarium, medical or health center, convalescent home, nursing home, or other similar health facility; religious institutions, schools and cemetery and crematorium.

The area around the site is zoned C-55 Flexible Planned Industrial-Commercial District. The intent of this district is to provide and encourage development of flexible planned industrial sites and planned commercial centers and to promote the orderly and sound development of multi-use areas. Permitted uses include retail sales and services, hotel or motel, offices, the fabrication of products, manufacturing, research and development, warehousing and distribution and many other uses. Conditional uses include drive-thru restaurant, gasoline station and convenience store.

### **3.0 Redevelopment Procedure**

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

- 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). The Township Committee has adopted Resolution No. 196-2011.
- B** The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- 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. The Planning Board has adopted

Resolution No. 44-2011 recommending the Governing Body designate Block 4, Lot 1 as an "Area in Need of Redevelopment".

- 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 Area boundaries, although these are typically accepted as recommended by the Planning Board. The Mayor and Township Committee accepted the findings and recommendations of the Planning Board and designated Block 4, Lot 1 as an "Area in Need of Redevelopment".
- E** A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment." This Plan has been prepared to satisfy this requirement.
- 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.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.

#### 4.0 Current Progress

This analysis concerns an area that totals 28.435 acres comprised of a single lot. The lot is owned by the Township of Harrison. The preliminary analysis determined that this entire area warranted redevelopment based upon the statutory criteria of the LRHL. This investigation concluded by recommending that this lot be included in any redevelopment designation in order to produce an effective and comprehensive redevelopment plan for the area.

The site is located in the INS Institutional Zone District. Its property classification is 15C – Public Property. This lot is completely wooded. Currently, there is extremely limited access to the site, with the sole access point from Harrison Township being a narrow dirt path accessed from Neale Road. A connecting dirt path can also be accessed from Glassboro via Martin Luther King Drive.

In neighboring Glassboro, lots adjacent to Block 4 Lot 1 north of the abandoned railroad R.O.W. are zoned Low-Density Residential District and Age-Restricted Housing R-6, which is meant to encourage larger lot, lower density homes in undeveloped sections of the Borough and



*Recently constructed homes in Glassboro fronting along Texas Avenue.*



*Utility poles running alongside Martin Luther King Drive towards Block 4 Lot 1 in Glassboro.*



Neale Road is accessed from Route 322 and ends in a cul-de-sac, at which point the site can be accessed via a dirt road.



The sole access point to the site from Harrison Township is at the end of Neale Road, and runs parallel to utility poles that stretch into Glassboro.

age-restricted housing. Lots adjacent to Block 4 Lot 1 south of the abandoned railroad R.O.W. are zoned Office Park District OP and are intended to provide a modern employment district near a major limited-access highway for offices and other limited non-residential uses, and to encourage development on large tracts in order to gain coordinated site planning for circulation, parking, loading, public facilities and landscaping. Property in Glassboro that sits next to Block 4 Lot 1 is vacant and wooded.

**Figure 3** shows an Aerial Photo of the site.

### 5.0 Description of Redevelopment Area

The site area is undeveloped and entirely wooded, and sits adjacent to both farmlands in Harrison Township owned by Rowan University and wooded, undeveloped land near a residential area in Glassboro. As stated in Section 4.0, access to the site is limited to a narrow dirt path connecting at Neale Road in Harrison Township, and at Martin Luther King Drive in Glassboro. An abandoned railroad R.O.W. runs near this path, as do utility power lines.

**Figure 4** shows existing Environmental Constraints.

### 6.0 Redevelopment Goals and Objectives

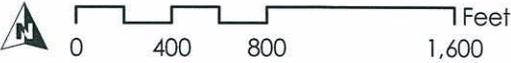
The primary planning goals and objectives for the redevelopment site are contained in the Richwood Amended Redevelopment Plan. The site shall be redeveloped to both compliment and service development located within the Richwood Amended Redevelopment Plan area.

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 proactively and at a large scale. Moreover, the plan for a Town Center would be consistent with the principle of center-based growth as discussed in the State Development and Redevelopment Plan.

Figure 3: 2007 Aerial Photography of Site



Aerial (2007)



---

The most recent Master Plan Re-examination was completed in July, 2008. The goals of this redevelopment plan are derived from the Township Master Plan policy and goal statements. The objectives are derived from applicable master plan elements. Both the goals and objectives are listed below.

**A Planning & Development Goals**

- 1** Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- 2** Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
- 3** 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.

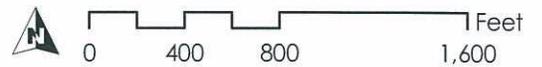
**B Residential Development Objectives**

- 1** Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- 2** Promote resident safety through design standards for streets, sidewalks, and crosswalks.

Figure 4: Environmental Constraints



# Environmental Constraints



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## 7.0 Statutory Criteria for Redevelopment

Under the Local Redevelopment and Housing Law, an area may be deemed in need of redevelopment if it meets any one of the statutory criteria. Block 4, Lot 1 meets Criteria C and H as follows:

Criteria "C" applies to Block 4, Lot 1 because this lot is owned by Harrison Township and has remained unimproved and undeveloped for a minimum period of 10 years prior to the adoption of resolution No. 196-2011 (resolution to perform Redevelopment Preliminary Investigation dated October 17, 2011) and that by reason of location, remoteness, and lack of adequate access, it is not likely to be developed through the instrument of private capital. The site has remained unimproved and undeveloped despite the fact that there was an unprecedented economic expansion from the mid 1990s through the mid 2000s and despite the fact that the parcel in question is only 4000 feet from the interchange of Route 55 and Route 322, two major arteries in southern New Jersey.

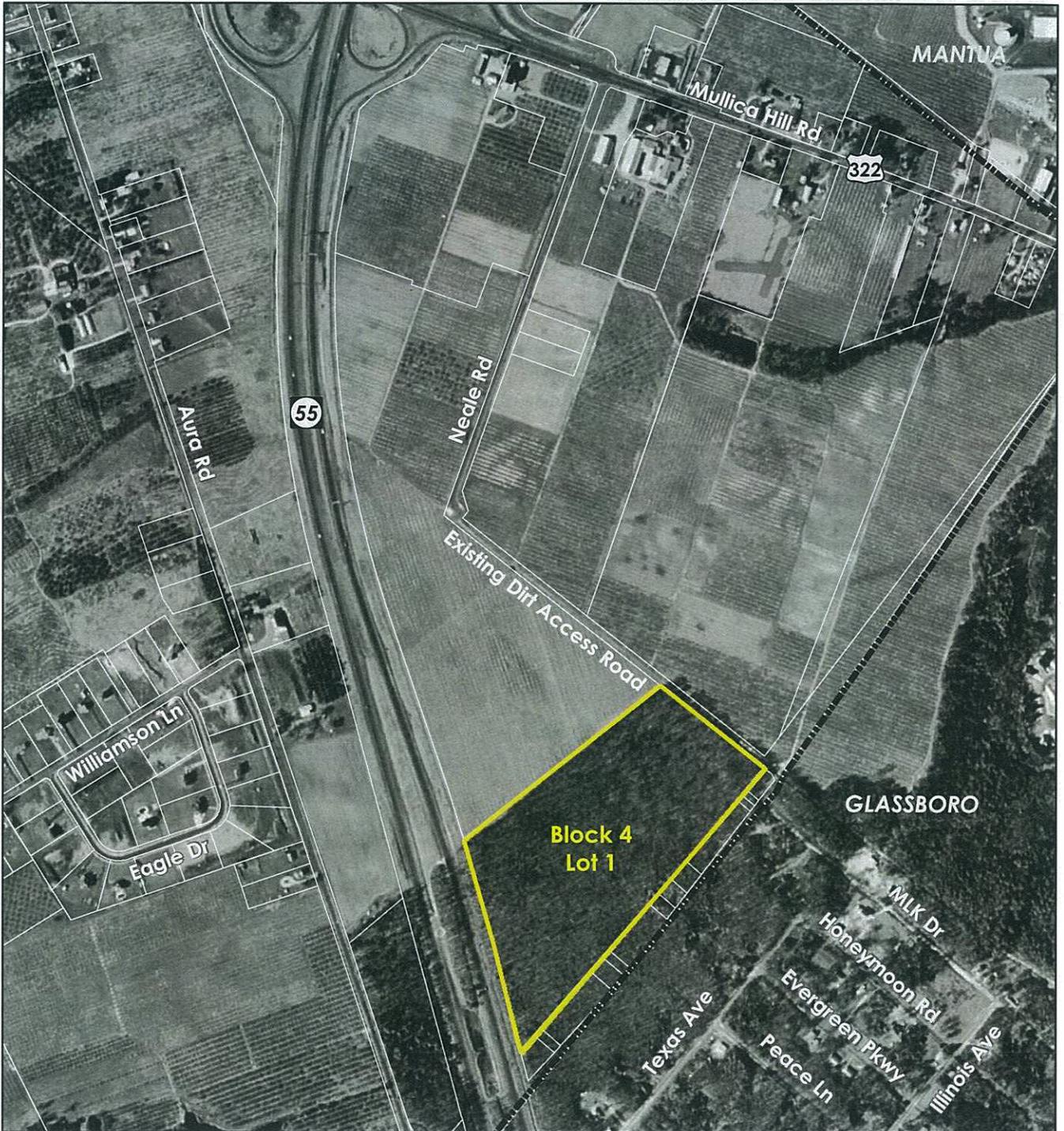
**Figures 5-8** show evidence of the lack of development of the site over the last decade and a half through aerial photography from 1995, 2002 and 2010. As may be noted, the site has remained unchanged. This is also confirmed by a site visit performed by this firm.

The primary reason the site has remained undeveloped and unlikely to be developed by private capital may also be seen from the aerial photography. The site has severely constrained access to the point where it may be said that there is almost a total lack of access. At the very least, access to the site is well below standards necessary to provide safe ingress and egress to the parcel should it be developed. The site is isolated, remote and located approximately 4000 feet from Route 322 with access only from a narrow, single lane dirt road. Therefore despite the parcel's proximity to Route 322 and Route 55, from a planning perspective, the parcel is remote due to its lack of direct access. Based on planning experience, private capital is unlikely to invest in the improvement and construction of a 4000 foot road that would be necessary to develop this parcel.

The "H" criterion, Smart Growth Consistency, applies to this parcel. The State Planning Act (N.J.S.A. 52:18A-196 et seq.), adopted in 1985, establishes the framework, for State policies and regulations related to smart growth principles. Among the stated objectives in the Act that serve as this framework are the following:

- A** Protect the natural resources and qualities of the state, including, but not limited to: agricultural development areas, fresh and saltwater wetlands, flood plains, stream corridors, aquifer

Figure 5: 1995 Aerial Photography



Aerial: 3/25/1995

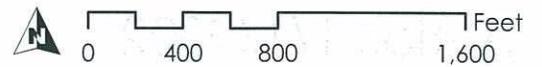


Figure 6: 2002 Aerial Photography



Aerial: 1/1/2002

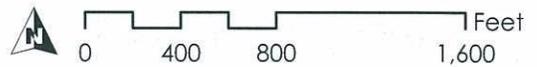
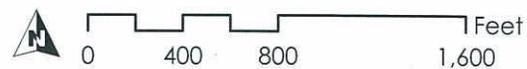


Figure 7: 2010 Aerial Photography



Aerial: 4/12/2010



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recharge areas, steep slopes, areas of unique flora and fauna, and areas with scenic, historic, cultural and recreational values;

- B** Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. This should not be construed to give preferential treatment to new construction;
- C** Identify areas for growth, limited growth, agriculture, open space conservation and other appropriate designations that the commission may deem necessary;
- D** Coordinate planning activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The New Jersey State Development and Redevelopment Plan, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns. Planning Area 1 (Metropolitan), Planning Area 2 (Suburban) and Centers are the places on the State Plan Policy Map where the bulk of future growth should be directed, according to the Plan. The following language supports this conclusion:

- *Metropolitan Planning Area: PA 1 – Provide for much of the state's future redevelopment...promote growth in compact forms... (2001 State Plan, p. 186)*
- *Suburban Planning Area: PA 2 – Provide for much of the state's future development; promote growth in Centers and other compact forms...Guide development and redevelopment into more compact forms (ibid, pp. 186, 198)*

Centers are the State Plan's preferred vehicle for accommodating growth. (ibid, p. 230) Centers are described as compact communities that have a diversity of housing types, contain a mix of residential, commercial, civic, and open space uses, host a highly connected transportation network that supports alternative modes of travel, and are designed to human scale. Centers have existing or planned infrastructure to support them. They should be linked to each other and to Planning Areas 1 and 2 via transportation systems (i.e. highways and transit corridors). According to the State Plan, Centers are considerably more efficient than sprawl by providing more

efficient infrastructure service and preventing wasteful consumption of land.

The site in question satisfies the "h" criterion under the Local Redevelopment and Housing Law. The site is located in Planning Area 2, identified as an area for growth under the State Plan. Planning Area 2 continues east for a short distance before merging with PA 1 in Pitman and Glassboro Boroughs.

**Figure 8** contains a map of State Planning Areas and Sewer Service Areas.

The objectives of State Planning Area 2 are consistent with the proposed redevelopment of the site:

- A** Land Use: Guide development and redevelopment into more compact forms - Centers and former single-use developments that have been retrofitted or restructured to accommodate mixed use development, redevelopment, services and cultural amenities.
- B** Housing: Provide a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Focus multi-family and higher-density, single-family housing in Centers.
- C** Economic Development: Guide opportunities for economic development into Centers or existing pedestrian- and transit-supportive single-use areas and target new jobs to these locations.
- D** Transportation: Maintain and enhance a transportation system that links Centers and existing large single-use areas to each other...Emphasize the use of public transportation systems and alternative modes of transportation where appropriate and feasible, and maximize circulation and mobility options (including pedestrian and bicycle connections between developments) throughout.
- E** Natural Resource Conservation: Conserve continuous natural systems, strategically locate open space, and buffer Critical Environmental Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other Planning Areas.
- F** Agriculture: Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas.

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**G** Recreation: Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local, and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects.

**H** Redevelopment: Take full advantage of the opportunities available under the state's redevelopment statutes to promote new Centers and retrofit existing areas with mixed-uses and higher densities.

The site sits proximate to an interchange of two regional highways. Route 55, a State highway, serves as a commuter route for residents in Cumberland and Gloucester Counties working in Camden and the Philadelphia area. Route 322, also a State highway, connects Interstate 95 in Pennsylvania via the Commodore Barry Bridge to Atlantic City and en route, provides connections to the New Jersey Turnpike and to Interstate 295. It is the only major east-west corridor in Gloucester County. Exit 2 of the Turnpike is located in Woolwich Township near the border of Harrison, and approximately 6.5 miles from the site in question.

Finally, designation of the site as an area in need of redevelopment is consistent with the State Planning Act's recognition of intergovernmental coordination in the planning process. Harrison Township is one of three municipalities that were the focus of a recent study by the Delaware Valley Regional Planning Commission (Managing Change Along the US 322 Corridor: Land Use & Transportation Issues, Policies & Recommendations, Volume 2: Framework Plan, June 2007). The document calls for coordination of transportation infrastructure improvements and land use decisions throughout the study area in order to address congestion, support economic growth and encourage Smart Growth principles for future development. As identified above and described in the Preliminary Investigation for Determination of an Area in Need of Redevelopment, the site meets several of the following statutory criteria listed in the Local Redevelopment Housing Law (N.J.S.A. 40A:12A-1):

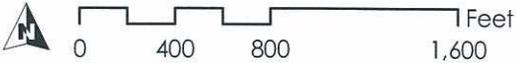
- **C** Public and Vacant and not likely to be developed through private capital.
- **H** Smart Growth Consistency

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

Figure 8: State Planning Areas & Sewer Service Areas



State Planning & Sewer Service Areas



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## 8.0 The Redevelopment Plan

### 8.1 The Vision

The Redevelopment Plan proposes the removal of some existing trees on the site and to replace these features with the following land uses:

- A** The introduction of a permitted principle use as follows:
  - 1** Offices in accordance with Section 3.5.C of the Richwood Amended Redevelopment Plan.
  - 2** Municipal services that are generally designed for public access, including but not limited to municipal offices, library, post office, schools, community center, fire, emergency and police station facilities.
  - 3** Civic buildings and uses, including museums, art galleries, and other cultural facilities of a similar nature which may incorporate outside display areas in civic spaces.
  - 4** Substation, telephone, electric and gas utilities, sewerage lift stations, water pumping stations, or similar public utility installations.
- B** The upgrading of the existing dirt access roadway.
- C** The permanent preservation of a wooded buffer along the edges of the site and reforestation (off-site and on-site) to compensate for required tree removal.
- D** Planning for the site to be consistent with Ordinance No. 42-2011 and Ordinance No. 46-2011.

### 8.2 Site Design Standards

It is understood that the only permitted principle uses for the site are identified in Section 3.5.B.20, Section 3.5.C, Section 3.5.D.12, and Section 3.5.D.16 of the Richwood Amended Redevelopment Plan. The Redevelopment Plan for the subject site shall be governed by the following specific considerations:

- A** Lighting. Provide for necessary lighting along access roadway and at key intersections. Shielded light fixtures. Color to be black. Developer to utilize standards found in Section 192-28 of the Township Land Development Code and lighting standards found in section 3.19 of the Richwood Amended Redevelopment Plan.
- B** Roadway construction. Build to municipal standards. Developer to utilize standards found in Sections 192-19, 192-20, and 192-50 of the Township Land Development Code.

- 
- C** Street trees. Plant street trees along both sides of the access roadway at 40 feet on-center, 3 to 3 ½ inch caliper, 13 – 15 feet tall. Developer to utilize standards found in Section 199-22 of the Township Land Development Code and Section 3.15.D. of the Richwood Amended Redevelopment Plan.
  - D** Signage. Design and locate freestanding signage to identity access to the use and the use itself. Utilize ground mounted with indirect lighting and foundation plantings. Developer to utilize standards found in Section 3.20 of the Richwood Amended Redevelopment Plan.
  - E** Fencing. Any required fencing shall be black in color and decorative. Developer to utilize standards found in Section 3.17 of the Richwood Amended Redevelopment Plan.
  - F** Tree replacement. Minimal tree removal. Replace trees removed by compliance with tree removal/replacement ordinance requirements. Developer to utilize standards found in Section 225-138 of the Township Land Development Code.
  - G** Site Landscaping. Site to be landscaped in accordance with Section 3.15 of the Richwood Amended Redevelopment Plan.
  - H** Buffers. Preserve as many existing trees as possible. Provide for a minimum 75 foot building and parking lot setback from all property line edges. The Redevelopment entity may entertain proposals to introduce landscaped earthen berms to buffer site improvement views. Developer to utilize standards found in Section 3.16 of the Richwood Amended Redevelopment Plan.
  - I** Environmental impacts. Submit for Redevelopment entity review and approval an environmental impact statement that addresses, among other items, noise, visual impacts, odor, glare, vibration, wildlife, etc.
  - J** Building architecture. To be consistent with Section 3.11.A. Government/Civic/Institutional Building Types of the Richwood Amended Redevelopment Plan. Also, to be consistent with the Architectural Articulation Standards (Figure 11) for Government/Civic/Institutional building types found in Section 3.10 of the Richwood Amended Redevelopment Plan.
  - K** Drainage. Address drainage impacts associated with access roadway construction. Developer to utilize standards found in Sections 197-27 and 192-55 of the Township Land Development Code and Section 3.15.L. of the Richwood Amended Redevelopment Plan.

- 
- L** Loading and service areas. Areas to be designed and screened in accordance with Section 3.21 of the Richwood Amended Redevelopment Plan.
  - M** Area and bulk standards. To be consistent with Building Site Disposition Standards (Figure 10) for Government/Civic/Institutional building types found in Section 3.9 of the Richwood Amended Redevelopment Plan except as noted in Section 8.2.H above.
  - N** Site plan. Submit site plan to Redevelopment entity to address site grading and landscaping, parking and circulation, building design, signage, lighting, site security, tree removal, drainage, landscaped buffer areas, etc. Developer to submit site plan in accordance with Section 174-6 and 174-7 of the Township Land Development Code.

## **9.0 Plan Implementation Strategy**

### **9.1 Structure and Powers of the Redevelopment Entity**

The Township Committee shall serve as the Redevelopment Entity. The Redevelopment Entity shall review all proposals before applications for development are submitted to the Planning Board, 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. The Planning Board shall review all development applications in accordance with the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq., and as set forth in this Plan Amendment.

### **9.2 Property Acquisition**

The parcel in question, Block 4 Lot 1, is owned by Harrison Township; therefore there is no need for property acquisition.

### **9.3 Relocation of Displaced Residents and Businesses**

No residential or commercial property owners or tenants will be displaced pursuant to the Plan; therefore there is no need for a temporary or permanent relocation plan for such residents or businesses.

### **9.4 Infrastructure and Public Improvements**

The Redevelopment Area falls within the existing Township Sewer Service Area. New sewer laterals will be required to service the site.

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New Jersey American serves Harrison Township. New water line extensions will be required to service the site.

### **9.5 Affordable Housing Obligations**

As each development application is submitted, affordable housing obligations will be evaluated per State laws and regulations and shall be established in accordance with such laws and regulations.

### **9.6 Housing Inventory**

In accordance with N.J.S.A. 40A:12A-7a(6), the municipality conducted an inventory of all housing units affordable to low and moderate income households that will be removed as a result of implementation of this Plan. Based upon a review of available documentation concerning the Township of Harrison's affordable housing, it appears that no COAH deed-restricted affordable housing units will be removed as a result of implementation of this Redevelopment Plan. Since there are no affordable housing units that will be affected by the implementation of the Redevelopment Plan, there is no need to provide any affordable replacement housing pursuant to N.J.S.A. 40A:12A-7a(7).

### **9.7 Implementation**

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the Township's Combined Land Use Code and be submitted by the redeveloper 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 applicable Township ordinances.

### **9.8 Relationship to Local Development Regulations**

Unless otherwise stated, this Redevelopment Plan shall supersede any and all other provisions of the Township Zoning Ordinance (Chapter 225) for Block 4, Lot 1. The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee and are known as the INS Institutional Zone District. The regulations for this Zone and other

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applicable regulations are found in the Township's Combined Land Use Code. Other required regulations are found in the Richwood Amended Redevelopment Plan.

#### **9.9 Relationship to Local Master Plan**

The primary planning goals and objectives for the redevelopment site are contained in the Richwood Amended Redevelopment Plan.

#### **9.10 Relationship of Plan to Adjacent Municipal Plans and Master Plans**

The Redevelopment Area sits adjacent to the western border of Glassboro Borough and just northeast of Route 55. There are two zoning districts in Glassboro that abut or sit next to the Redevelopment Area, according to the Zoning Map of Glassboro Borough (August 2004). The OP Office Park District, located south of Martin Luther King Drive along the border with Harrison Township, is intended to provide a modern employment district near a major limited-access highway, and permits offices, research, restaurants, motels and general production operations for manufacturing, fabrication and assembly businesses and family day care as principal uses. The R6 Low-Density Residential and Age-Restricted Housing District, located north of Martin Luther King Drive and along the border with Harrison Township, is intended to provide for the development of large-lot, low-density single family homes and the development of age-restricted housing at higher densities. The R6 District also permits schools, churches, municipal uses and family day care as principal uses. The lands in Glassboro Township adjacent to the Redevelopment Area and north of Route 55 fall into Planning Area 1. The State Plan states that these areas are intended to promote growth, revitalization, and compact development in existing cities and towns in mature communities of New Jersey within a major metropolitan area.

The Redevelopment Area is located proximate to Mantua and Pitman Boroughs. This Redevelopment Plan will be consistent in scale and form with the traditional development in these Boroughs. This Redevelopment Area will also support development of the Interior Richwood Redevelopment Area which will form a regional, mixed-use center that will serve all of the surrounding communities.

The Redevelopment Plan is consistent with the local plans.

#### **9.11 Relationship to County Master Plan**

Gloucester County last updated its Master Plan in 1982. The Development Management Plan Map contained in the master

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plan shows that the 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).

#### **9.12 Relationship to State Development and Redevelopment Plan**

The Redevelopment 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.

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## **10.0 General Provisions**

### **10.1 Zoning Map Amendment**

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 4, Lot 1) as identified, discussed, and outlined in this document.

### **10.2 Procedure for Amending the Redevelopment Plan**

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

### **10.3 Validity or 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.

## **11.0 Conclusion**

This Redevelopment Plan is part of the Township's long-range planning efforts intended to provide the best possible quality of life for Harrison Township's residents, to provide opportunities for a vibrant local and regional economy, to protect natural resources, to promote and encourage good design, and to create and sustain an attractive town where the built environment and the natural environment coexist in harmony. It is anticipated that this Redevelopment Plan will support compact and planned growth and development, improve site access, and make the most of public resources while preserving natural resources.



