

ORDINANCE NO. 16-2013

**AN ORDINANCE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER,
AND STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT CHAPTER 225
ENTITLED ZONING OF THE CODE OF THE TOWNSHIP OF HARRISON TO
EFFECTUATE ZONING CHANGES RESULTING FROM THE MASTER PLAN LAND
USE RE-EXAMINATION**

PURPOSE. The purpose of this Ordinance is to amend the Code of the Township of Harrison, specifically Chapter 225 Zoning to clarify and supplement the text of the Ordinance regarding certain zoning districts.

WHEREAS, The Joint Land Use Board of the Township of Harrison has conducted a Master Plan re examination and has adopted a re examination report dated March 2013 which proposed amendments to the land use element of the Master Plan of the Township of Harrison and further recommends certain changes to the zoning ordinances of the Township in furtherance of the Master Plan for the Township; and

WHEREAS, The Township Committee believes that these changes to the Zoning Ordinances are consistent with the Harrison Township Master Plan and consistent with the land use and housing plan elements of the Master plan and are designed to effectuate such plan elements; and

WHEREAS, The Township Committee finds that the adoption of an ordinance amending Chapter 225 Zoning of the Code of the Township of Harrison is necessary to bring the Township's ordinances and official zoning map into compliance with the Master Plan;

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Harrison in the County of Gloucester, that the Code of the Township of Harrison shall be and is hereby amended and supplemented to provide as follows:

SECTION I. Chapter 225 Zoning, Article IX, Section 225-71.1(B) is amended to state that the existing PO Professional Office District as an overlay shall be reduced in size by removing the following parcels of land identified upon the tax map of the Township of Harrison as:

Block 45.01 Lots 5.01, 5.07, 5.09.

SECTION II. Chapter 225 Zoning, Article IX, Section 225-71.1 is amended to state that: “ (C) The following lands identified upon the tax map of the Township of Harrison shall be zoned Professional as an overlay use in addition to the R-2 uses presently applicable:”

Block 60.01 Lots 23, 24

Block 24 Lots 1, 6, 7, 8, 9, 10, 11, 12, 14, 15

Block 25 Lots 3, 4, 5, 6, 7, 7.01, 7.02, 23, 23.01, 23.02

SECTION III. Chapter 225 Zoning, Article III, Section 225-18.3(B) is amended to add (2)(a) and to state that: “(2)(a) The following lands identified upon the tax map of the Township of Harrison shall be zoned C-6 as an overlay use in addition to the R-1 uses presently applicable:”

Block 20 Lots 2, 3, 4, 5, 10, 11, 12
Block 25 Lots 1, 2

SECTION IV. Chapter 225 Zoning, Article IX, Section 225-71.1(B) is amended to state that the existing PO Professional Office Zone as an overlay use in addition to the R-1 uses presently applicable shall be expanded to include the following parcels of land identified upon the tax map of the Township of Harrison as:

Block 33.01 Lots 2, 7, 8, 18, 19, 20
Block 34 Lots 34, 35, 36

SECTION V. Chapter 225 Zoning, Article III, Section 225-18.3 is amended to add (2)(b) and to state that: “(2)(b) The following lands identified upon the tax map of the Township of Harrison shall be zoned C-6 as an overlay use in addition to the R-2 uses presently applicable.”:

Block 25 Lot 8

SECTION VI. Chapter 225 Zoning, Article III, Section 225-18.3B(2) is amended to state that the existing C-6 Zone District shall be reduced in size by removing the following parcels of land identified upon the tax map of the Township of Harrison as:

Block 25 Lots 1, 2

SECTION VII. Chapter 225 Zoning, Article IX, Section 225-71.1A. is amended to state that the existing PO Professional Office District shall be expanded to include the following parcels of lands identified upon the tax map of the Township of Harrison as:

Block 56 Lots 3.01, 3.02
Block 71 Lot 7.01

SECTION VIII. Chapter 225 Zoning, Article III, Section 225-18.1(B)(2)(a) is amended to reflect that the existing C-55 Zone District shall be reduced in size by deleting Section 225-18.1 (B)(2)(a) in its entirety and replacing it with the following:

Block 4 Lots 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 16.

SECTION IX. Chapter 225 Zoning, Article IX, Section 225-71.1A is amended to reflect that the existing PO Professional Office Zone District shall be reduced in size by removing the following parcel of land identified upon the tax map of the Township of Harrison as:

Block 34 Lot 45

SECTION X. Chapter 225 Zoning, Article VIII, Section 225-60B is amended to state that the existing INS Institutional District shall be expanded to include the following parcels of lands identified upon the tax map of the Township of Harrison as:

Block 1	Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12, 13
Block 2.01	Lots 1, 1.01
Block 2.02	Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9, 10
Block 4	Lots 2, 9
Block 24.02	Lot 1
Block 34	Lot 45
Block 71	Lot 7

SECTION XI. Chapter 225 Zoning, Article III, Section 225-17G is amended to state that the existing C-2 District shall be expanded to include the following parcels of land identified upon the tax map of the Township of Harrison as:

Block 5	Lot 7.03
---------	----------

SECTION XII. VALIDITY: The provisions of this ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

SECTION XIII. REPEALER: All Ordinances or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION XIV. ENACTMENT: This Ordinance shall take effect immediately upon posting, publication, approval, filing with the Gloucester County Planning Board and publication in the manner prescribed by law.

NOTICE

The above Ordinance was introduced and passed on first reading at the meeting of the Township Committee of the Township of Harrison, in the County of Gloucester, held on the 15th day of April 2013, and will be considered for final passage at a meeting to be held by the Township Committee at the Municipal Building located on Route 77, Mullica Hill, New Jersey, at 7:30 PM on the 6th day of May, 2013, at which time and place any person interested will be given an opportunity to be heard.

INTRODUCED: APRIL 15, 2013

ADOPTED:

Louis Manzo, Mayor, Township of Harrison

ATTEST:

Diane Malloy, Municipal Clerk, Township of Harrison