

ORDINANCE NO. 07-2016

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE
TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,
AMENDING CHAPTER 225 “ZONING” OF THE HARRISON TOWNSHIP CODE**

WHEREAS, by the adoption of Board Resolution No. 9-2016 on January 21, 2016, the Harrison Township Joint Land Use Board (“Board”) adopted a report entitled “Master Plan Re-Examination Report, Harrison Township, Gloucester County, NJ,” dated December 2015 and revised January 21, 2016, as an amendment to the Harrison Township Master Plan; and

WHEREAS, as detailed therein, the Re-Examination Report proposes certain amendments and revisions be made to the Township’s land use and development regulations; and

WHEREAS, pursuant to the recommendations set forth in the Re-Examination Report, the Mayor and Committee of the Township of Harrison have determined that certain amendments to Chapter 225, entitled “Zoning” of the Harrison Township Code are necessary and appropriate to ensure that the Township’s land development regulations remain viable, current and capable of addressing the development concerns of the Township; and

WHEREAS, in all other respects, Chapter 225 of the Township Zoning Code shall remain in full force and effect; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, as follows:

Section 1. Chapter 225, entitled “Zoning” of the Harrison Township Code, is hereby amended as follows:

- a. The Zoning Map of the Township of Harrison shall be amended to:
 1. Remove Lots 2 and 3 in Block 73 on the Harrison Township Tax Map from the C-1 Zoning District.
 2. Add Lots 2 and 3 in Block 73 to the R-2 Zoning District.
 3. Remove Lots 15, 16, 17, 18, 19, 20 and 21 in Block 73 from the R-2 Zoning District.
 4. Add Lots 15, 16, 17, 18, 19, 20 and 21 in Block 73 to the MSD Zoning District.

5. Add PO Overlay within the existing R-1 Zoning District to Lots 10, 11.01, 11.02, 11.03, 11.04, 11.05 and 18 in Block 31.

b. §225-5, entitled “Zoning Maps”, shall be amended to read as follows (additions underlined; deletions in ~~strikeout~~):

The Zoning Map of the Township of Harrison attached hereto and made a part hereof as prepared by Remington and Vernick, Base Map dated January 18, 2005, and last revised on ~~July 2, 2013~~ April 18, 2016, and Zoning District Designations last revised ~~May 20, 2013~~ April 18, 2016, to include Ordinances ~~12-2013, 16-2013, and 20-2013~~ -2016, is hereby adopted and shall continue to be known as the "Zoning Map of Harrison Township." Said map and all notations, references and data shown thereon and all modifications, changes, supplements and amendments made thereto by former amending ordinances and by this amending ordinance are hereby incorporated herein by reference, and shall be as much a part of said ordinance as if all were fully described herein.

c. §225-11.B(5), entitled “Setbacks” within the “R-1 Residence – Agricultural District,” shall be amended as follows (additions underlined; deletions in ~~strikeout~~):

(5) Setbacks.

(a) From any interior local road other than a private driveway serving a maximum of two units: 35 feet.

(b) From any property line: 20 feet.

(c) From any arterial road: 75 feet.

d. §225-16.E, entitled “Zone boundaries” within the “C-1 Village Center District,” shall be amended to remove the following parcels:

(13) Block 73, Lots 2 and 3. [Deleting this Sub-Paragraph 13 in its entirety].

e. §225-17.B(5), entitled “Uses by right” within the “C-2 General Commercial District,” shall be amended to read as follows (additions underlined; deletions in ~~strikeout~~):

(5) Eating establishments, including; restaurants, lunch counters, delicatessens, tearooms, cafes, ~~taverns~~, confectionery or similar establishments serving food and beverages which are consumed inside the establishment. Drive-through and Drive-in restaurants are prohibited.

- f. §225-20, entitled “District boundaries,” shall be amended to add the following parcels within the Main Street District:

Block 73, Lots 15, 16, 17, 18, 19, 20, 21.

- g. §225-71.1.B shall be amended to read as follows (additions underlined; deletions in ~~strikeout~~):

- B. The following lands shall be zoned ~~p~~Professional as an overlay use in addition to the R-1 uses presently applicable:

(1) Block 56, Lot 1.03.

(2) Block 56, Lot 1.04.

(3) Block 56, Lot 1.05.

(4) Block 45.01, Lot 5.

(5) Block 4.01, Lot 5.08.

(6) Block 33.01, Lots 2, 7, 8, 18, 19, 20.

(7) Block 34, Lots 34, 35, 36.

(8) Block 34, Lots 38, 39, 40, 41 and 42.

(9) Block 31, Lots 10, 11.01, 11.02, 11.03, 11.04, 11.05, 18.

~~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:~~

~~(a) Block 60.01, Lots 23 and 24.~~

~~(b) Block 24, Lots 1, 6, 7, 8, 9, 10, 11, 12, 14, 15.~~

~~(c) Block 25, Lots 3, 4, 5, 6, 7, 7.01, 7.02, 23.01, 23.02.~~

- h. §225-71.1, entitled “Zone boundaries,” shall be amended to add a new sub-section “C” to read as follows:

- 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:
- (a) Block 60.01, Lots 23 and 24.
 - (b) Block 24, Lots 1, 6, 7, 8, 9, 10, 11, 12, 14, 15.
 - (c) Block 25, Lots 3, 4, 5, 6, 7, 7.01, 7.02, 23.01, 23.02
- i. §225-169, entitled “Permitted principle uses,” shall be amended to add a new sub-section “I” to read as follows:
- I. Package Liquor Store – permitted only as part of a Single Entity Retail Store with a total minimum of a 60,000 gross square foot store.

Section 2.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 3.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

Effective Date.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

By: _____
LOUIS F. MANZO, MAYOR

ATTEST:

DIANE L. MALLOY, Municipal 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 April 4, 2016. 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 Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on May 16, 2016 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 in the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

DIANE L. MALLOY
Municipal Clerk