

HARRISON TOWNSHIP

MASTER PLAN

**STATEMENT OF
GOALS AND OBJECTIVES**

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STATEMENT OF GOALS AND OBJECTIVES

1999 UPDATE

FOR

**HARRISON TOWNSHIP,
GLOUCESTER COUNTY, NEW JERSEY**

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PLANNING BACKGROUND

A. *Regional Location*

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 25 miles south of Camden, New Jersey (see Map 1, Regional Setting). Harrison Township is bordered by the municipalities of East Greenwich Township, Mantua Township, the Borough of Glassboro, Elk Township, South Harrison Township, and Woolwich Township (see Map 2, Harrison Township Location).

Exit two of the New Jersey Turnpike is located just outside the northeast corner of the Township and provides for easy access to both metropolitan Philadelphia, Pennsylvania and Wilmington, Delaware. New Jersey State Highway Route 55, which has two interchanges along the eastern side of the Township, provides limited access highway connections to Deptford, New Jersey to the north and to Vineland, New Jersey to the south.

U.S. Route 322 crosses the Township from west to east connecting not only with N.J.S.H. Route 55 and the New Jersey Turnpike, but also with I-295 which runs parallel to the Turnpike, and with the Commodore Barry Bridge which crosses the Delaware River and provides access to I-95.

These major highways form the principal elements of the circulation system in Gloucester County and are important links between Harrison and surrounding communities.

B. *Historical Setting*

Harrison Township traces its history as a farm and mill community to the early 18th century when members of the Mullica family settled the north side of the Raccoon Creek. Recent research of the land deeds and titles of the period show that it was probably William Mullica, one of three sons of Erick Mullica, that was the first family member to purchase land in the area. During the 18th century, the three other villages, Jefferson, Ewan, and Richwood were established.

Mullica Hill is most the widely known of these village areas as a result of its location at the intersection of U.S. 322 and N.J.S.H. Route 45, and the historical character of its housing and commercial development. Although the village developed steadily for 250 years as a milling and agricultural shipment center, it is best known for its compliment of over 85 antique and specialty stores. Few people outside of the community are aware that the economic conversion of older buildings has taken place in just the last 20 years.

Jefferson, located immediately to the north of Mullica Hill on N.J.S.H. Route 45, has a smaller commercial and residential area. The Clearview Regional High School and Junior High School are located just east of N.J.S.H. Route 45 in Jefferson.

Richwood is located east of Mullica Hill on U.S. Route 322, near the new interchanges of U.S. Route 322 and N.J.S.H. Route 55. This village area has a cluster of older residential and commercial uses facing onto U.S. Route 322, with newer residential lots strung along Lambs Road and Aura Road.

The village of Ewan is located on the north side of Ewan Lake in the southern portion of the Township, however it is not on one of the primary roads of the Township.

C. *Municipal Planning Assumptions*

The Master Plan of the Township of Harrison has been developed by the Planning Board based upon a number of assumptions, each of which has been important in determining the policies and recommendations of the master plan. These assumptions are:

1. Harrison Township has and will continue to experience development pressure in the future.

Harrison Township has experienced a substantial increase in development applications and interest in the past ten years. The upgrades made to N.J.S.H. Route 55 between Deptford Township and Port Elizabeth have spurred this activity.

As developers and builders look for available land in the middle and southern portions of Gloucester County, the primary attraction for many of them appears to be the rural settings found in the vicinity of the villages of Mullica Hill, Richwood, and Ewan and the agricultural setting of the township.

In addition, Harrison has a fine reputation as a community with the third highest per capita income of \$17,931 of the twenty-four municipalities in Gloucester County. As the builders and developers of upper income homes have begun to seek alternative locations to the traditional expensive and built up communities in Burlington and Camden Counties, Harrison Township has been discovered as an unspoiled community that can attract higher income families.

2. Development potential is constrained primarily by the capacity of the sanitary sewer systems and the large amount of land that falls within the New Jersey Department of Environmental Protection defined wetlands, which have severe regulations governing development.

Approximately 25% of the land within the Township falls into the category of wetlands as defined by the State. Based upon the review of recent development applications it is likely that regulations governing wetlands (including buffers) will cover over 30% of the land.

In addition to this condition, many of the soils have limitations for the placement of on-site septic systems. State of New Jersey regulations

governing the use of septic systems have been steadily getting more stringent. As a result, the development of land within the Township will be limited to residential lots a minimum of one (1) acre in size unless it is served by a public sanitary sewer system. Currently the Township system is limited in its capacity and serves only the Mullica Hill and Jefferson Village areas.

Because Harrison Township has proposed to extend treatment through the Gloucester County Utility Authority in the vicinity of N.J.S.H. Route 55, higher intensity growth in this vicinity is expected to soon take place. If sanitary sewer service is not made available along the N.J.S.H. Route 55 corridor, the potential for high value commercial and industrial uses, which would add to the tax base of the community, may not be realized for some time.

3. Agricultural uses will continue to decline as development pressures increase land values.

Agricultural uses which occupied approximately 90% of the land within the Township in the 1977 Master Plan have declined as incoming suburban development continues to increase. In addition, the general decline in farming income coupled with the increase in land values will make the sale of farm lands an attractive economic prospect for many owners of farms located within the areas of highest demand for new suburban housing.

4. Environmental concerns have become a priority with regard to new development.

As we enter the new millennium, protection of the environment is of great concern. The limitations to development on wetlands have rendered some portions of Harrison Township undevelopable and available for open space. These provisions will continue into the next decade.

Recent studies have shown that the collective amount of effluent from on-site septic systems has had a more serious effect than thought on both surface and ground water quality. As a result, more stringent limitations on the use of individual wells and on-site septic systems can be expected in the future.

5. The plan does not assume any major economic upheavals.

All plans must recognize that the economy works in a cyclical manner. The past decade has seen a continued growth period which has resulted in the current development pressures in the Township. The Master Plan recognizes that such cycles occur. The goals and objectives of the Master Plan do not unrealistically call for the expenditure of public money for unnecessary improvements. Rather, the plan attempts to tie the economic activity in the private sector with those “public” improvements necessary to adequately serve the new residents and businesses in the Township.

6. This plan seeks consistency with other area wide planning policies.

The master plans of adjacent municipalities have been consulted and reviewed in the course of developing the Harrison Township Master Plan. It conforms to that of Gloucester County, the Delaware Valley Regional Planning Commission, and takes into consideration the New Jersey State Development and Redevelopment Plan.

NATURAL FEATURES

The physical characteristics of the land within the Township are best described as rolling countryside traversed by a number of streams and stream corridors which still contain large quantities of trees on fairly steep slopes. The soils found in the Township were suitable for farming, especially orchards. Over time, the farmers within the township have cleared large portions of natural forest but simultaneously have withheld the value of the streams and forested areas.

A. *Topography and Watershed*

The general topography of Gloucester County rises from the Delaware River on the west to a major topographic ridge line running generally from the southwest to the northeast along the eastern edge of Harrison Township, through Glassboro, and exiting the county in the eastern corner of Washington Township near its boundary with Monroe Township.

The areas to the north and west of this ridge drain toward the Delaware River and the areas south and east of the ridge drain to the south toward Cumberland and Atlantic Counties.

Harrison Township occupies a location virtually at the high point of the topographic formation of the county with several high points of 150 feet above sea level found on the eastern side of N.J.S.H. Route 45.

The Township is divided into four (4) primary watersheds: 1) Raccoon Creek - the predominate watershed which covers about 85% of the Township, 2) Still Run, 3) Edward's Run, and 4) Plank Run. These are shown on Map 3, Topography and Major Drainage Sheds.

The construction of N.J.S.H. Route 55 through the eastern corner of the Township has led to a number of localized drainage problems as the roadway isolated some of the higher reaches of the Raccoon Creek watershed which are located east of the highway. The drainage pattern for the highway has created a stormwater flow that has been discharged to the west into small farm drainage ditches which were not capable of holding the increased runoff. Any development that comes to this area must need to accommodate this additional stormwater runoff from the highway.

B. *Forestation and Stream Corridors*

The stream corridors within the Township have over time created significant topographic relief as the effects of erosion on the land have cut out deep channels. Along both the north and south branches of the Raccoon Creek it is common to find a drop in elevation of thirty to forty feet from the top of the banks to the stream line. The slopes in many of these areas run anywhere from 20% to 40%. As a result of these slopes and the types of soils and vegetation along the corridors, about 25% of the total land area of the Township remains forested. There is also a significant overlap between the forested areas and wetlands. While this overlap is certainly

natural land and is no surprise as far as the relationship of natural features is concerned, what is unusual is the fact that there are so few incursions into the fragile environment. The limited incursion is a direct result of the enlightened farming activity of the early residents of the Township which has continued to the present through several generations of families owning and farming the same land within the Township. The current pattern of forestation and wetlands along the stream corridors is shown on Map 4, Vegetation.

C. *Wetlands*

By the virtue of their complex ecological makeup, wetlands have an important place in the continuing cycle of life. Although the importance of both freshwater and saltwater wetlands has long been known to farmers, naturalists, ecologists, biologists, and others, legislation continues to be passed to protect these natural areas. The New Jersey Department of Environmental Protection is responsible for determining wetlands and granting permits to develop in or near wetlands.

The New Jersey Department of Environmental Protection has detailed criteria to determine which areas are wetlands. These criteria list specific vegetation and soil types that are wetlands and define the importance of wetlands by a three tier classification of exceptional, intermediate, and ordinary. Each of these wetlands has a required buffer area associated with it which is designed to protect these areas from further encroachment. It is important to keep updated on legislation about wetland protection. New Jersey Department of Environmental Protection has recently switched its freshwater parameters and there are new and more complicated procedures for delineating buffers.

Each application of development must submit a detailed site analysis and get a delineated and approved determination of wetlands from the New Jersey Department of Environmental Protection. The general character of wetlands within the Township can be seen on Map 5, Wetlands. This data represents a generalized mapping known as the U.S. National Wetlands Inventory as mapped by the U.S. Department of Fish and Wildlife.

In practice, every application on which there has been a surveyed and approved wetlands area, the surveyed area has been larger than that shown on the National Wetlands Inventory mapping. It is fair to say that while the wetlands and vegetation pattern of the Township occupies about 25% of the land area, it is regulated by the New Jersey Department of Environmental Protection and may actually cover more than that.

D. *Soils Classification*

The soils within the Township fall into five major soil classifications which range from poor to high quality with regard to both farming and building. These classifications are shown on Map 6, Major Soil Associations.

1. Muck-Alluvial Land -Tallsington-Pocomoke (MAFP)

These soils are found principally along the major stream corridors within the Township. They consist of wet soils that are subject to frequent overflow and of very wet organic soils. Ground water is near the surface throughout most of the year. Because of frequent overflow, these soils are generally unsuited for cultivation and usually form the woodlands and wildlife habitat areas along the edges of farm fields cultivated in better soils. These are Class VII soils in the agricultural suitability classification system from the U.S. Department of Agriculture. Because of the high water table, these soils are unsuited for on-site septic systems.

2. Marlton-Kresson (MK)

These soils are generally located between the muck and alluvial soils closest to the stream corridors and the higher, more level well-drained soils of the uplands area within the Township. The native woodlands are primarily of mixed oak. Both soils fall in Class III for agricultural suitability. They are moderately fertile and hold a large amount of moisture. These soils are underlain by clay which creates a perched water condition. They are generally acidic and need high quantities of lime to become productive for vegetable and grain crops. Much of the land in this classification is made more productive through the use of field tiles which assist in drying the soil and preventing water from becoming trapped too close to or on the surface.

These soils also cause difficulty with development for home sites. The construction of basements is affected by the shrink-swell swings of clay soils which also limits the placement of on-site septic facilities.

3. Westphalia-Nixonton-Barclay (WNB)

Westphalia soils occur in a belt that extends across the county from Harrisonville, through Jefferson and Barnsboro. It runs generally north and south through the center of the Township. The slopes in this area are virtually gentle. The soils have a surface layer of very fine sand with a subsoil of fine, sandy loam. The native forest in this area is comprised of mixed oaks, beech, poplar, and holly. These soils are generally well-drained, but are subject to higher levels of wind and water erosion as they have lower levels of organic material. When located on gently sloping lands (less than 10%), the soils are well suited for most farm crops. These soils fall under Class II and III agricultural soils in areas with shallow slopes, but as the slope increases, the soils change to Class IV and VII. These are generally good for the location of on-site septic systems as they are well-drained and support an

acceptable rate of percolation. Where slopes exceed 10%, the costs of installing on-site septic systems become a consideration for new development.

4. Aura-Sassafras-Downer (ASD)

Aura soils are well-drained and occupy the highest areas of the county. They are located in the eastern side of the Township along Glassboro Borough. The native woodland consists of red, white, and black oaks and some pitch pine. The Aura soils are shallow over a hard sand and clay substratum that is moderately permeable to water. They are Class II agricultural soils and are easier to work in spring when they are moist than in summer when they are dry. They are low in natural fertility. The soil is best suited to fruit and general crops and the productivity of this area for peach orchards has made Gloucester County the leading peach producing county in the State. These soils range from poor to fair for on-site septic systems because of the slowly permeable substratum.

5. Freehold-Colts Neck-Collington (FCC)

The soils in this classification are located in the western portion of the Township and are generally Class I and II agricultural soils. These are well-drained soils, suitable for early vegetables and fruits. When irrigated, later vegetables and fall crops are grown. The native woodland consists of mixed oaks and yellow poplar. These well-drained soils are generally good for the location of on-site septic systems. However, they will be constrained when clay layers are close to the surface.

POPULATION AND HOUSING

A full analysis of the Township's demographic and housing trends is included in the 1999 Housing and Fair Share Housing Element.

HOUSING DEVELOPMENT APPROXIMATELY FROM 1989-1999

Recent development applications have proven the anticipated growth that was anticipated from the last Master Plan. This past decade has seen over 1,000 building permits, which is double from the previous ten years. Several factors have contributed to this surge in growth including the completion of the N.J.S.H. Route 55 and the continued long period of growth in national and state economies that has helped push the demand for housing further south into the central area of Gloucester County.

A measure of the increasing demand for land for new housing in Harrison and the housing itself is seen in a listing of major development applications approved by the Township during the past decade. The listing is tabulated into two categories: 1) residential development with the sewer service area of Mullica Hill, and 2) residential development outside the sewer service area.

In total, 547 units received building permits in the ten years beginning in 1980. This rate of growth represents 54 new homes per year, which equated to a 4.1% annual growth rate for the 1980's. The 1990's have seen double the amount of growth with 1,191 building permits as of July 31, 1999. This equates to a 118% increase in twenty years. This new surge in building has raised the median housing cost to \$145,000 with a median household income of \$51,511.

Approved Residential Projects Within Sewer Service Area

Project Name	# of Units	Type of Units
Cedar Press Estates	104	Single-family detached
Harrison Meadows	19	Single-family detached
Harrison Ridge - Section One	7	Single-family detached
Harrison Ridge - Section Two	15	Single-family detached
High Meadows - Section 1	27	Single-family detached
High Meadows - Section 2	12	Single-family detached
High Meadows - Section 3	29	Single-family detached
High Meadows - Section 4	20	Single-family
High Point/Cedarwoods	174	Semi-detached single-family
Mill Race Farms	41	Single-family detached
Mill Valley II	32	Single-family detached
Mullica Chase	67	Single-family detached
Mullica Hill Shopping Village		Site plan
Spicer Estates	225	Age-restricted
Spring Mill	93	Low & moderate apartments
Turtle Creek Estates	63	Single-family detached
Twelve Oaks/Oak Parke	44	Townhouses
Twelve Oaks/Oak Knoll	53	Townhouses
Village Knoll	20	Single-family detached
Walnut Glen	100	Condominiums
Willowbrook	266	Single-family detached

Project Name	# of Units	Type of Units
Woodland Run	33	Single-family detached
Total	1,444	

Note: Subdivision approval exceeds number of projects under construction.

Approved Residential Projects Outside Sewer Service Areas

Project Name	# of Units	Type of Units
B & Y Associates #1	7	Single-family detached
B & Y Associates #2	14	Single-family detached
B & Y Associates #2 (Horseshoe Run)	38	Single-family detached
Brookside I	21	Single-family detached
Brookside II	49	Single-family detached
Cherry Lawn	42	Single-family detached
Clems Run	38	Single-family detached
Eagle Acre Estates	23	Single-family detached
Forest Walk	43	Single-family detached
Hickory Hollow	40	Single-family detached
Highlands at Mullica Hill	16	Single-family detached
Hunters Creek	71	Single-family detached
Leigh Court Estates	21	Single-family detached
Peach Ridge	32	Single-family detached
Pines at Brookside	16	Single-family detached
Raccoon Crossing	75	Single-family detached
Woods of Harrison (Estates at Richwood)	22	Single-family detached
Total	507	

The location of the approved developments are shown on Map 7, Approved Development Applications 1989-1999. Because of the required one acre minimum size for lots with on-site septic treatment, the market for homes and lots outside the sewer service area may be quite different from those lots within sewer service area. Neither of these categories includes the numerous individual lots approved for developments as minor subdivisions during this time.

PRIOR MASTER PLANNING ACTIVITY

Harrison Township first adopted a Master Plan for the use of land and future development of the community in August, 1976, in accordance with the provisions of Chapter 291, Laws of N.J. 1975.

In 1982, the Harrison Township Planning Board prepared the required Reexamination Report and re-affirmed the Goals and Objectives adopted in the 1976 Master Plan. This was once again done in 1989. The most significant of these goals were:

- To recognize, understand, and respond to the development pressures and provide for an orderly growth pattern fully serviced by the community.
- To improve traffic patterns with concern for present traffic problems and for problems that will appear with more development.
- To provide an activity center for Harrison Township.
- To preserve the flood plains and streambeds of the Township.
- To provide for the preservation of the Township's rural character.
- To be concerned about individuals and their needs for protection, service, and self-expression.

The most significant of these objectives were:

- To use the present and future interest of developers to fulfill plan goals and to encourage their participation in the planned orderly growth of the community.
- To route traffic around Mullica Hill so that its residential and commercial areas can be preserved.
- To use schools as neighborhood centers.
- Orderly growth will be promoted by allowing high and medium density zoning only in the villages shown on the Master Plan. The commercial and community needs of each village shall be provided in a planned village center. Any commercial enterprises outside the village centers will be discouraged in order to avoid the sprawl that is a major feature of most suburban areas.
- To use the preserved streambed as open space, as pedestrian bicycle links between villages, municipal facilities, commercial facilities, and parkland.

The primary emphasis of the 1989 Master Plan was finding a way to successfully integrate new suburban style of development within the traditional agriculture character of the Township. That character was of two primary types: 1) the existing village center areas of

Mullica Hill, Jefferson, Richwood, and Ewan, and 2) the “rural” character of the Township as evidenced by the active farms, well preserved stream corridors and wooded areas, and the lack of suburban sprawl.

MASTER PLAN UPDATE PROGRAM

The Master Plan Committee along with the Planning Board's consultant planner, its engineer and solicitor, collected and reviewed the basic information necessary to update the Master Plan of Harrison Township. This program included the collection of data about the natural environment, housing and commercial development within the Township, the roadway plans of the County and State, population growth - especially in the school age groups, and information about new regulatory controls of the various State agencies. That information was evaluated, organized, and compiled in the form of proposed elements of an updated Master Plan for Harrison Township. The Master Plan Elements listed below were included in the revised Master Plan and presented to the residents of the Township at public hearings.

The Planning Board of the Township of Harrison has adopted the following elements of the Master Plan in accordance with the provisions of the New Jersey Municipal Land Use Law. Although these elements were prepared and adopted as individual items, they contain coordinated information and mutually supporting policies. They have been compiled for inclusion in this Master Plan.

- Statement of Objectives and Policies (adopted, 1998)
- Land Use Plan (pending, 2000)
- Utility Plan (adopted, 1998)
- Circulation Plan (adopted, 1998)
- Housing Plan (adopted, 1999)
- Historic Preservation Plan (adopted, 1998)
- Recreation Facilities Plan (adopted, 1998)
- Recycling Plan (adopted, 1998)

TOWNSHIP GOALS FOR PLANNING AND DEVELOPMENT

<i>Community Character</i>	Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect Township character. 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.
<i>Historic Preservation</i>	Protect and preserve the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
<i>Natural Features</i>	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.
<i>Agricultural Lands</i>	Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township.
<i>Open Space</i>	Recognize that open space preservation must become the responsibility of the Township and that the agricultural community will not be able to continue to assure that open space will remain in the community forever. Provide for the preservation of visual open space by protecting both woodlands and open fields as well as providing for adequate active recreation facilities.
<i>Visual Character</i>	Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual "rural character" of the community. It is in the Township's interest to promote high quality development through architecturally compatible design and higher land values by establishing design guidelines for primary roadways which will keep the Township from becoming a typical suburban community.
<i>Community Balance</i>	Foster a well integrated and balanced community with a mix of residential, commercial, agricultural, and other types of land uses. 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.
<i>Community Facilities</i>	Establish and maintain the level of community facilities and public services required to satisfy the needs of present and future residents and allow for the well planned expansion of facilities.

In addition to these community wide goals and objectives, more specific objectives are proposed within distinct areas of community concern and are listed on the following pages.

A. *Residential Development Objectives*

- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.
- Provide a variety of dwelling unit types to meet the varying needs of the current and future residents of the Township.
- Provide a variety of residential density ranges within which dwelling unit types may be constructed.
- Promote individual ownership of housing including townhouses and apartments in all areas of the Township.
- Provide for streets, utilities, schools, parks, police and fire protection, and other services sufficient to meet the needs of the residential areas.
- Promote resident safety through the design of streets which exclude through traffic from residential areas and by excluding from residential areas those uses which would generate non-residential traffic.
- Provide for neighborhood shopping and cultural facilities so located as to serve residential areas without disrupting their character and quality.
- To insure stable or increasing land values, separate residential areas from inharmonious land uses by utilizing major streets, topographic features, stream corridors, lakes and other natural features, or landscaped greenbelts and open space as transition areas between uses.

B. *Commercial Development Objectives*

Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be available. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a village center. Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities. To achieve this goal, planning should:

- 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 attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- 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.
- Recognize the Historic Mullica Hill Community as the town center of Harrison Township, as a major focal point of the cultural heritage of the community, and as a source of strength to the economic base.

C. *Circulation System Objectives*

The circulation system for the Township should provide safe and economic movement of goods and people and should be integrated with the circulation system of the region. A major street plan with a defined hierarchy of roads to serve all land use activities and areas of the Township should be developed. To achieve this goal, planning should:

- Provide a road network which separates through traffic from local traffic and directs through traffic to the regional roadway network.
- Prevent the transformation and disruption of the village centers from the existing character by providing for alternative routes for through traffic and by providing the parking needed for commercial uses in visually attractive and accessible locations.
- Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy and that homes near the entrances to developments are protected from high levels of neighborhood traffic.
- 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.
- Limit driveway and local roadway access to county and state roads and provide adequate building setbacks to promote the development of an attractive road network and to preserve the traffic carrying capacity of the existing two lane roads.
- 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.

D. *Natural Resource Objectives*

Harrison Township has been fortunate to have most of its streams and stream corridors preserved and protected from development. The continued preservation of these and other natural resources should be encouraged. To achieve this goal, planning should:

- Protect air quality by assisting to the extent possible in the prevention of air pollution.
- Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation and from contamination from on-site septic systems.
- Restrict development within the 100 year storm flood plain as defined by FEMA or NJDEP. In the absence of such information establishing flood plains or stream encroachment lines, development applications should be required to submit a HEC II analysis of the stream in question to establish such development limit lines.
- Restrict development on steep slopes so as to reduce the negative affects of vegetation clearing on erosion and stream bank stability.
- Actively cooperate with NJDEP in the protection of wetlands. In most locations residential development should provide for a 50 foot building setback from the edge of wetlands vegetation to permit the home owner a rear yard area useful for normal family residential activity.
- Limit the clearing of woodlands that are not wetlands and are not protected by those development provisions. Woodlands add value to the community in appearance and provide prime locations for higher priced single-family and townhouse dwellings.

- Adopt a storm water management plan which will promote cooperative development of watershed drainage programs which will minimize the need for total reliance upon on site water detention and storage on a project-by-project basis.

E. *Utility System Objectives*

The extension of water and sewer systems will promote the development of land if there is sufficient market demand. The Township should carefully consider the costs and benefits of any utility extensions and in general provide for such extension where new development can afford the costs of extending these services and where such extensions promote the logical extension of development around the existing village center or conform to the Land Use Plan and zoning districts.

F. *Community Image and Attractiveness Objectives*

The Township has the opportunity to build upon the historic character of its visually attractive historic village areas and to mold a landscape virtually unspoiled by typical suburban development. To do this, planning should:

- Make the principal roadways, particularly the entrances to the Township, more attractive by providing for significant landscaped buffers along the sides of each roadway.
- Prevent unsightliness by eliminating wherever possible drainage basins, existing utility poles and lines, and by requiring all new development to provide underground utilities.
- Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an active street tree planting program.
- Adopt sign regulations which prevent the proliferation of signs in commercial areas and which will add to the visual quality of the village centers.
- Encourage new development in the existing villages to be compatible to their style and scale of building.

G. *Community Facility Objectives*

As a growing community the Township will need to provide for additional community facilities, particularly for recreation and municipal activities. To do this, planning should:

- Provide a community activity center for the Township.
- Utilize schools as neighborhood centers. Develop municipal park and recreation areas in conjunction with or adjacent to schools wherever possible.

Promote the use of school facilities for adult and community meetings and activities when such activities do not conflict with the use and security of the school facilities.

- Provide for the timely expansion of municipal buildings and services to meet the needs and expectation of the Township residents.
- Utilize the preserved stream corridors and wetlands/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and park lands.

H. *Community Participation Objectives*

As the Township grows and faces the challenges and opportunities provided by change, the Township desires to provide the opportunity for existing and long term residents and new residents to participate in making decisions that will shape the environment and the community in which they live. To achieve this, planning should:

- Provide an atmosphere and opportunity within the master planning and development approval process which provide the citizens of Harrison the chance to comment upon and participate in making decisions about the future of the Township.

I. *Employment Objectives*

The Township should direct its efforts toward the location and development of commercial and planned office-light industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the central portion of the Township. To achieve this goal, planning should:

- Promote the development of clean industrial uses, office-warehouse uses, and commercial service uses in locations which have good regional roadway service and which will not adversely affect existing or proposed residential development.
- Provide adequate land areas, safe from the intrusion of residential development and to provide for the development of these uses over time.
- Encourage attractiveness for these facilities by adopting design standards that promote good site design and minimize visual impacts by the use of landscaping and by the use of setback requirements to locate parking and warehousing activities out of sight of motoring public.

J. *Municipal Government Service Objectives*

Provide for the continued development of Harrison and the efficient provision of necessary and desired municipal services in the most cost effective manner possible. To achieve this, planning should:

- Provide a Master Plan that can be legally and financially implemented.
- Regularly review and update, when needed, the land development ordinances of the Township.
- Coordinate the extension and expansion of public utilities and roadways with the development community to promote the equitable sharing of improvement costs as permitted by the New Jersey Municipal Land Use Law.

STATEMENT OF OBJECTIVES AND POLICIES

The Harrison Township Master Plan, 1998, the Township's development policies as contained in the plan, and the Township ordinances which govern the use of the land within the Township reflect the collective goals of the residents of Harrison. These adopted Township goals are the criteria against which all land use and development activity should be measured.

A. *Harrison, New Jersey - A Planned Community*

The concept of a planned community is not a new one nor one which is applicable to only new communities. For many centuries, the character and shape of a community has been determined by those who own the land and those who make the decisions about the use of the land. The location of village centers, businesses, farms, residences, industry, roads, and utilities has been set by those who have had the ability to foresee the future and influence the decisions that bring about development. Harrison is already a planned community in many respects, but is very much different from company towns or experimental planned towns. As a farming community with village centers and strong religious and civic institutions, the residents of Harrison have held in common many social and economic values and commitments. By respecting the needs and interests of fellow residents, and with an appreciation for the importance of living and working in a "community", Township residents have been collectively creating "A Planned Community" for the better part of the last two centuries.

In the development of the Master Plan, the Planning Board continued the long standing practice of examining the issues in front of the community, seeking informed comment and advice from its citizens, and arriving at decisions "for the good of the community". As development proceeds within the Township and as the population becomes more diverse, it is even more important that the commitment to creating a community, rather than individual housing developments, be an explicit part of the municipal planning and decision making process.

The Harrison Township Master Plan, 1998, has been adopted with the belief that the plan should and will exert a positive influence on the evolution of the Township. Further, it is the purpose of this Master Plan to set for the adopted goals of the residents of Harrison to use these goals to evaluate applications for development, for adopting regulatory ordinances, and for guiding the expenditure of public funds on the needs of the Township.

The Harrison Township Master Plan, 1998, is designed to do the following:

- Guide the physical and economic development of the Township toward its goals.
- Provide harmonious and efficient allocation and arrangements of land uses.
- Preserve and enhance economic and social values.

- Protect property values.
- Promote good design.
- Provide for efficiency in governmental administration.
- Encourage citizen participation regarding the future development of Harrison Township.

B. *Township Goals for Planning and Development*

1. Community Character: 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.
2. Historic Preservation: Preserve and promote the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the aesthetic and economic strength of the Township.
3. Natural Features:
 - 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.
4. Agricultural Lands:
 - Promote the maintenance of agricultural uses where such uses are economically feasible.
 - Encourage the protection of prime agricultural lands within the Township.
5. Open Space: Provide for the preservation of visual open space for protecting both woodlands and open space for adequate recreational facilities.
6. Visual Character: Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.
7. Community Balance: Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community.
8. Community Facilities: Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

In addition to these community wide goals and objectives, more specific objectives are proposed within distinct areas of community concern:

1. Residential Development Objectives

- Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- Promote resident safety through design standards for streets, sidewalks, and crosswalks.
- Provide for neighborhood commercial and retail to serve the residential community without disrupting their character and aesthetic quality.
- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

2. Commercial Development Objectives

Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be provided. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a “village center”. Commercial enterprises outside the village center should be located in the immediate vicinity of the limited access highway interchanges as part of planned commercial developments. This goal may be achieved through the following:

- Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township.
- Promote the development of attractive and safe neighborhood and highway commercial activities through landscaping and buffer regulations.
- Recognize the historic Mullica Hill community as the town center of Harrison Township as a major focal point of the cultural heritage of the community and the economic base.

3. Circulation System Objectives

The circulation system for the Township should provide safe and efficient movement of goods and people and should be integrated with that of the County and State. To achieve this goal, planning should:

- Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic.
- Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy.
- Provide for the development of a pedestrian system throughout the Township through stream corridors, open space, thus encouraging use of community facilities.

4. Natural Resource Objectives

Harrison Township has been fortunate to have most of its streams and stream corridors preserved and protected from development. The continued preservation of these and other natural resources should be encouraged. To achieve this goal, planning should:

- Cooperate with New Jersey Department of Environmental Protection in the protection of wetlands and other natural resources.
- Adopt a storm water management plan which will promote cooperative development of watershed drainage programs which will minimize the total reliance upon on-site water detention and storage on a project-by-project basis.
- Restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.
- Restrict development within the 100 year storm flood plain as defined by FEMA or New Jersey Department of Environmental Protection. In the absence of such information establishing flood plains or stream encroachment lines, development applications should be required to submit a HECII analysis of the stream in question to establish such limit lines.
- Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation and from contamination from on-site septic systems.

5. Utilities System Objectives

- Consideration of the extension of the water and sewer systems in order to promote the development of land.
- De-regulation in New Jersey will extend a hand in providing for affordable utility options where new developments are built.

6. Community Image and Attractiveness Objectives

The Township has the opportunity to build upon the historic character of its visually attractive historic village areas and to mold a landscape virtually unspoiled by typical suburban development. To do this, planning should:

- Enhance the entrances into the Township by providing aesthetic regulations.
- Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planting program.
- Adopt sign regulations which prevent the proliferation of signs in commercial areas and which will add to the visual quality of village centers.
- Encourage new development in the existing villages to be compatible to their architectural style and scale of the building.

7. Community Facility Objectives

As a growing community, the Township will need to provide for additional community facilities, particularly for recreation and municipal activities. To do this, planning should:

- Provide a community activity center for the Township.
- Develop municipal park and recreation areas in conjunction with or adjacent to schools, wherever possible.
- Promote the use of school facilities for adult and community meetings and activities.
- Provide for the timely expansion of municipal buildings and services to meet the needs and expectations of the Township residents.

8. Employment Objectives

The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this goal, planning should:

- Promote the development of clear industrial uses, office-warehouse uses, and commercial service uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development.

9. Municipal Government Service Objectives

In order to provide for the continued development of Harrison and the efficient provision of necessary and desired municipal services in the most cost-effective manner possible, the Planning Board should:

- Provide a Master Plan that can be legally and financially implemented.
- Regularly review and update the Land Development Ordinances of the Township.
- Coordinate the extension and expansion of public utilities and roadways with the development community to promote the equitable sharing of improvement costs as permitted by the New Jersey Land Use Law.