

Amendment to the Land Use Element of the Master Plan

Route 77 Corridor

Township of Harrison



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October 25, 2007
Revised November 19, 2007

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INTRODUCTION

The Township of Harrison Planning Board held a public hearing on November 15, 2007 to obtain public input on the following amendment to the Land Use Element of the Township of Harrison Master Plan. The Planning Board adopted this amendment at the close of the public hearing (hereafter “Amendment”).

RECOMMENDED ZONING ORDINANCE AND MAP AMENDMENT

A. Main Street/Bridgeton Pike Corridor

Running north to south and lying in the east-west center of Harrison Township is Main Street, the spine of the Main Street zoning district. This road is one of the commercial centers of the Township, and is also the historic center of Mullica Hill, containing a number of historically significant buildings. Much of the more densely developed areas in the Township surround this district, and development becomes increasingly less dense as one travels farther away from this commercial heart. Retail and neighborhood commercial uses are allowed in the Main Street District, but development is somewhat limited by regulations intended to preserve the historical character of the street’s built environment.

Close to the southern tip of the Main Street District, and just south of the intersection of Commissioners Road (Route 581) and Bridgeton Pike (Route 77), is a shopping center under construction along Bridgeton Pike in the C-4 Flexible Commercial zoning district. This complex is adjacent to an existing shopping center also on Bridgeton Pike and in the C-4 zoning district. Stores in these developments provide every day services to the residents surrounding them. Professional/office uses are scarce within these districts.

The Township is seeking to direct some of its future development southward along Bridgeton Pike. Accordingly, the Township is considering the proposed construction of a regional, catholic high school nearby and to the south of the C-4 district along Bridgeton Pike. Across from the proposed high school site is a large tract of land, owned by the 4-H Club, and the location of the annual county fair. The proposed high school, if built, has the potential to be an activity anchor for the Bridgeton Pike corridor, an anchor that can be enhanced by the annual county fair.

Though the Township seeks to promote economic activity on the southern end of this corridor, development in this area must be compatible with the surrounding, low-density residential districts. Accordingly, future development in this area should be relatively low in density.

B. Recommendation

The scarcity of professional/office uses at the southern end of the Main Street/Bridgeton Pike corridor creates a need for such uses, such as medical offices, to serve residents in this area. At

the same time, the Township is seeking to create additional employment centers within its jurisdiction. In order to satisfy this need and promote the Township's economic goals, while at the same time promoting efficient development and compatible land uses, this Amendment recommends the creation of a PO (Professional/Office District) zone along both sides of Bridgeton Pike at a location close to the existing and proposed development described above. On the east side, this proposed PO district generally abuts the western lot lines of the residential lots proposed for the Grasso residential subdivision, between the existing C-4 (Flexible Commercial District) and the INS (Institutional District) and on the west side those lots directly across from the aforementioned lots as shown below.

This Amendment also recommends that the lot near the southern border of the Township that had previously received a use variance for a self-storage business be re-zoned to C-2 General Commercial District to reflect its current use.

The specific recommended changes are as follows:

<u>Block</u>	<u>Lots</u>	<u>Existing Zone</u>	<u>Recommended Zone</u>
56	4, 4.01, 4.02, 4.03	R-1 (Residence-Agricultural District)	PO (Professional Office District)
57	15.01, 15.02, 16, 17	R-1 (Residence-Agricultural District)	PO (Professional Office District)
57	First 700 feet of Lot 15	R-1 (Residence-Agricultural District)	PO (Professional Office District)
57	10.01	R-1 (Residence-Agricultural District)	C-2 (General Commercial District)