

HARRISON TOWNSHIP

MASTER PLAN

UTILITY ELEMENT

PUBLIC HEARING: JULY 16, 1998

UTILITY ELEMENT

The *Land Use Plan* for the Township of Harrison was developed after consideration of the Objectives and Policies, a thorough review of the stream corridors and vegetation which comprise the wetlands, the character of the existing villages, the Preliminary State Development and Redevelopment Plan, the current capacity of the wastewater treatment facility and the collection system serving the facility, and after a review of the comments and concerns expressed by the residents of the Township at two public hearings in November 1988.

A primary item influencing the intensity of proposed uses and their locations has been the Existing 208 Sewer Service Area and the capacity of the current treatment plant. The current capacity of the Township sanitary sewage treatment plant is 400,000 gallons per day of effluent. Presently a total of 110,000 gallons per day of capacity is being utilized. Another 230,000 gallons per day of capacity for a total of 778 dwelling units has been committed to developments within the 208 Sewer Service area which have been approved by the Township Planning Board. Thus, about 60,000 gallons per day of capacity is potentially available. This equates to about 200 additional dwelling units.

A. TOWN CENTER DISTRICT

The Sewer Service District as shown on Map 9, Utility Plan, is a modification of the 208 Sewer Service District as currently approved by Gloucester County and the New Jersey Department of Environmental Protection. This district has been modified to establish a functional district which has boundaries that coincide with roadways, property lines, and natural features, and one which is slightly smaller than the existing district.

Within this district, approximately 1,200 dwelling units received preliminary or final approval during 1988/9 and approximately 200 more lots for single family homes are in the preliminary planning stages.

In addition, there still remain several large parcels of land and a number of smaller parcels which could be developed, and the township needs to make provisions for the sewer needs of public facilities, schools, and commercial development within the district.

In summary, the present capacity of the treatment plant has already been effectively committed even though there is more land within the district which can be developed residentially and commercially.

Along with the adoption of the Utility Element of the Master Plan, the Planning Board recommends that the Township Committee forward this revised Sewer Service District designation to the Gloucester County Planning Department, the Gloucester County Utilities Authority, and NJDEP with a request for the technical changes requested in the boundaries of this district.

At the same time, the Township should work with DEP to determine the discharge capacity for the Raccoon Creek to determine what additional treatment capacity is possible. If the stream has additional capacity, the district may be able to be enlarged in the future.

B. ROUTE 55 DEVELOPMENT CORRIDOR

Also shown on Map 9, Utility Plan, is a proposed expansion for the 208 Sanitary Sewer District running along the N.J.S.H. Route 55 corridor. The land within the Township to the east of N.J.S.H. Route 55 already is within the Gloucester County 208 Service Area. A small amount of land facing on to U.S. Route 322 and west of N.J.S.H. Route 55 is also included in the County Plan.

The adopted Utility Plan and the adopted *Land Use Plan* show the enlargement of the 208 District in this section of Harrison. There are several reasons:

- Development pressure will increase in the vicinity of N.J.S.H. Route 55.
- These are appropriate locations for higher intensity residential, commercial, and industrial uses. These higher intensity, higher value uses should be encouraged to help balance the tax base of the community.
- It is not desirable for this area to be prematurely developed in low intensity single family uses which will be incompatible with higher intensity uses. In addition these lower value uses will limit the ability to develop higher uses in the future.
- By providing an opportunity for medium density residential in another area to be served by sewer, there should be some reduction in demand for higher density development in and around the Town Center.

C. SUMMARY

The sewer service districts adopted in this plan are designed to account for the current limits on capacity at the Township's treatment facility and to direct growth to the N.J.S.H. Route 55 Corridor and thereby take advantage of the treatment capacity and collection system of the Gloucester County Utilities Authority in accordance with the present county wide 208 plan which directs effluent from this portion of the township to the county facility.

The costs of extending the collection lines to the N.J.S.H. Route 55 area and the capacity of these lines has yet to be determined, but will be to the advantage of the landowners and the Township to amend the 208 plan to include this area and provide the opportunity for the private market to pay for the extension of the collection system in exchange for the ability to develop the land at increased intensity.
