Harrison Township, New Jersey

PRELIMINARY INVESTIGATION
BLOCK: 41
LOTS: 1, 1.01, 2, 2.01
January 2015

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1.0 Introduction

1.1. Study Authorization

Harrison Township through Resolution No. 218-2014 (Appendix A) has requested that Group Melvin Design perform a Preliminary Investigation into Block 41, 1, 1.01, 2, and 2.01 to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an "Area in Need of Redevelopment"

Figure 1 identifies the location and surrounding environs of Block 41, Lots 1, 1.01, 2, and 2.01.

Summary of Findings

The analysis presented within this document serves as the basis for the recommendation that Block 41, Lots 1, 1.01, 2, and 2.01 qualify as an Area in Need of Redevelopment.

1.1.a. Criterion A:

This report concludes the structures of Block 41, Lots 1.01 and 2 meet the "A" Criterion, where the generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, resulting in the properties being conducive to unwholesome living or working conditions.

1.1.b. Criterion D

This report concludes the design and layout of Block 41, Lots 1, 1.01, 2, and 2.01 meet the "D" criterion due to two existing conditions: an uncontrolled or lack of defined ingress and egress points for Lots 1.01 and 2, and a faulty design for structure setback from the road for Lot 1.

1.1.c. Section 3

This report recommends that Lot 2.01 be included as an Area in Need of Redevelopment under Section 3, as its inclusion is necessary for the effective redevelopment of the entire Study Area.

1.1.d. Criterion H

Additionally, this report finds that Block 41, Lots 11, 1.01, 2, and 2.01 meet the "H" criterion, Smart Growth Consistency, due to the site's relationship to both state and local smart-growth objectives and because of the site's proximity to the Village of Mullica Hill.

As a result, Block 41, Lots 1, 1.01, 2, and 2.01 warrant accompanying guidelines that will ensure that the entire area is developed in a manner that adheres to local and state plans, incorporates sound principals of urban planning and design, promotes the public welfare, and contributes to the sustainable economic development of the Township.

1.2. Non-Condemnation

Block 41, Lots 1, 1.01, 2, and 2.01 are recommended to be a "Non-Condemnation Redevelopment Area."

As of 2013, the Legislature requires that Preliminary Investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including eminent domain. Those Redevelopment Areas where the municipality declares it will not use eminent domain are referred to as "Non-Condemnation Redevelopment Areas." Resolution 218-2014 (Appendix A) authorized the Study to establish Block 41, Lots 11, 1.01, 2, and 2.01 as a "Non-Condemnation Redevelopment Area." However, it is the recommendation of this Study that Block 41, 11, 1.01, 2, and 2.01 be established as a "Non-Condemnation Redevelopment Area."

Figure 1. Aerial of Site

2.0 Redevelopment Law

2.1. Purpose of the Act

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across New Jersey to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

2.2. Redevelopment Procedure

The LRHL requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Council. The required steps are as follows:

A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5). The Township Council has adopted Resolution No. 2013-6-14.

B. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.

C. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.

D. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment". The Governing Body must make the final determination as to the Redevelopment Area boundaries.

E. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."

F. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the Township's Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the State Redevelopment Statute.

Existing Conditions

2.3. Description of Site Area

The site area is generally bounded by North Main Street (Route 45) to the west and Cedar Road (County Route 667) to the south, with Jefferson Road further north and Breakneck Road to the east. The site is at the northern boundary of Harrison Township, sitting just south of Mantua Township.

The four residential lots' rear yards sit adjacent to the Clearview Regional High School's sports fields, with Lots 1 and 1.01 facing Cedar Road and Lots 2, and 2.01 facing North Main Street.

2.4. Zoning

The area being reviewed is located in Harrison Township, with the four lots in question being zoned C-1 (Village Center). The Village Center District permits single-user, small-scale retail and service facilities which have a relatively low impact on transportation infrastructure and which primarily service the daily needs of the public.

Surrounding uses include PO (Professional Office District) and R-2 (residential district) to the west, C-2 (General Commercial District) to the south, and INS (institutional) to the east. The Professional Office District permits professional offices for uses such as dentists, attorneys, architects, and similar professional businesses. The R-2 residential district allows for single-family detached homes, certain agricultural uses and farm buildings, recreation, municipal services, and private schools. The General Commercial District permits commercial activities which are primarily oriented to automotive use and traffic; this includes service-type businesses which ordinarily require major arterial locations and serve regional as well as local customers, such as department, apparel, and food stores. The Institutional area permits public and quasi-public uses, such as hospitals, churches, schools, cemetery, and recreational facilities.

Figure 2 contains a Zoning map of the site and its surroundings, and shows the location of the four lots in question.

2.5. Ownership & Tenancy

Block	Lot	Zoning*	Property Class**	Address	Owner
41	1	C-1	4A	217 North Main St	Westervelt, Edward T
41	1.01	C-1	2	450 Cedar Rd	Westervelt, Sherri A
41	2	C-1	2	219 North Main St	Westervelt, Sherri A
41	2.01	VC-1	2	221 North Main St	Westervelt, Ed & Sherri

*Zoning:
C-1 - Village Center

**Property Class:
4A - Commercial
2 - Residential (four families or less)

Figure 2. Zoning

3.0 Statutory Criteria

A study area qualifies as being an "Area in Need of Redevelopment" if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Local Redevelopment and Housing Law:

A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers

within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

N.J.S.A. 40A:12A-3 further states that "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part." This is commonly referred to as the "Section 3 Criteria."

According to the Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are,"essential to be included in the designation to effectively redevelop the area." Examples of such properties include properties located within and surrounded by otherwise blighted area, property that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area's successful redevelopment.

4.0 Applicability of Statutory Criterion "A"

4.1. Introduction

4.1.a. Statutory Language

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or poses any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

4.2. Substandard and Dilapidated Conditions: Block 41, Lots 2 and 1.01

The "A" criterion applies to Block 41, Lots 1.01 and 2 due to the structures' currrent state of disrepair. This finding is based on information obtained through a survey of the properties and the buildings' exteriors conducted by Robert Melvin, AICP/PP of Group Melvin Design in October 2014, as well as photographic evidence from Google Street View.

Figure 3 illustrates the dilapidated conditions that create unwholesome living conditions on Block 41, Lot 1.01:

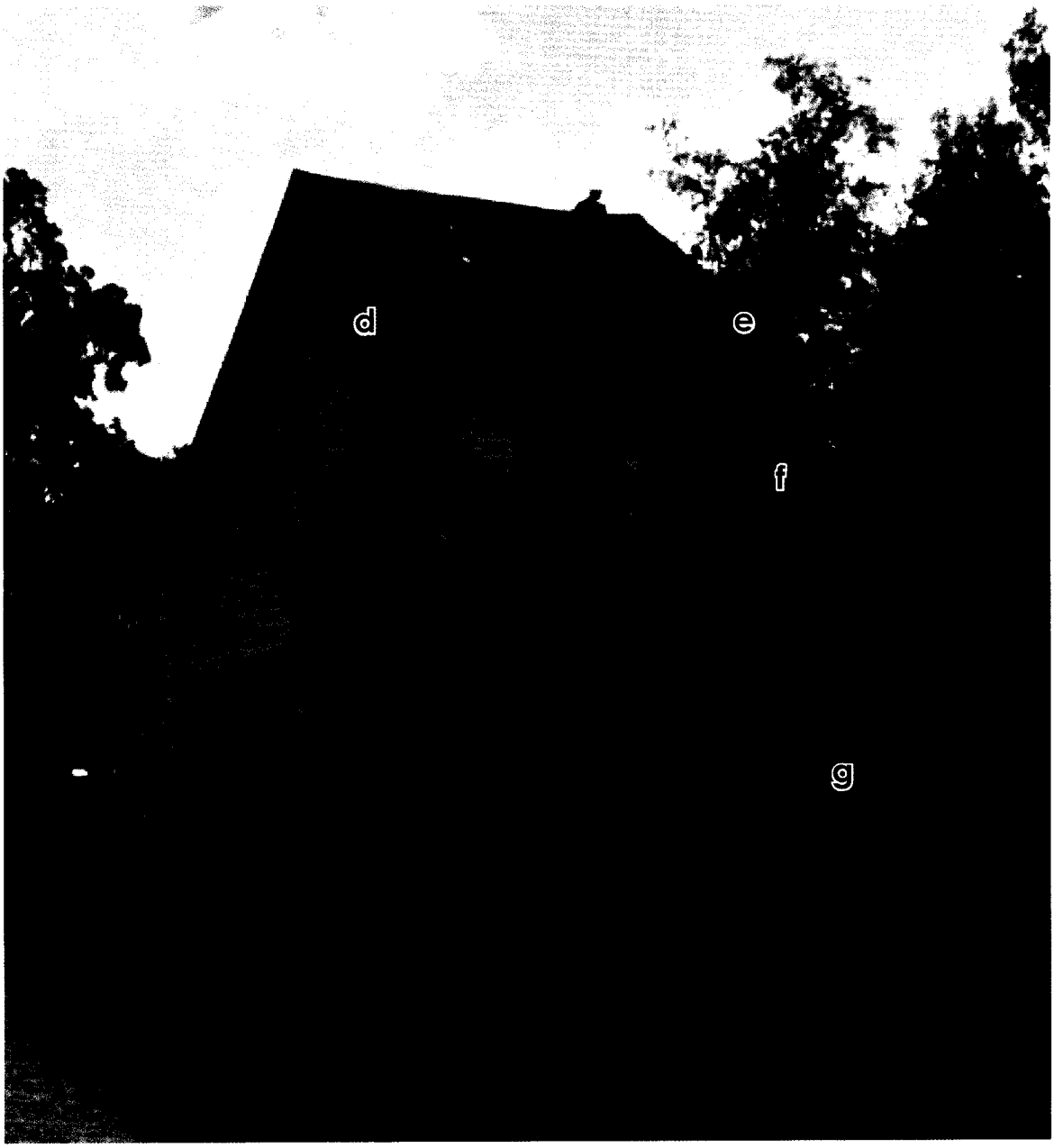
1. Evidence of mold on exterior siding, posing a possible health risk. The current condition of the siding underscores the fact that the exterior of the structure requires maintenance. ("a")
2. Observations by Mr. Melvin during his visit found that the roof was in need of repair. ("b")
3. The wood retaining walls on either side of the driveway to the garage show structural issues, and appear to be failing. ("c")

Figure 4 illustrates the dilapidated conditions that create unwholesome living conditions on Block 41, Lot 2:

4. Evidence of mold on exterior siding, posing a possible health risk. The current condition of the siding underscores the fact that the exterior of the structure requires maintenance. ("d")
5. Observations by Mr. Melvin during his visit found that the roof was in need of repair. ("e")
6. Google Street View images and observations by Mr. Melvin during his visit found that vines are growing over the second floor exterior windows. This vegetative growth shows at general lack of mainetance for the property. ("f")
7. The front porch lacks railing, posing a possible safety risk to current and future users of the structure. ("g")

Figure 3. Dilapidated Conditions of Block 41, Lot 1.01

Figure 4. Dilapidated Conditions of Block 41, Lot 2



5.0 Applicability of Statutory Criterion "D"

5.1. Introduction

5.1.a. Statutory Language

Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

5.1.b. Findings

The "D" criterion applies to Block 41, Lots 1, 1.01, and 2 due to a variety of existing conditions.

Block 41, Lots 1.01 and 2 fall under Criterion D due to the presence uncontrolled or lack of defined ingress and egress points on the properties that have caused the creation of two "ad-hoc" driveways.

Block 41, Lot 1 falls under Criterion D due it's faulty design that places the structure at nonconforming setback distance from the road.

5.2. Uncontrolled or Lack of Defined Ingress and Egress Points: Block 41, Lots 1.01 and 2

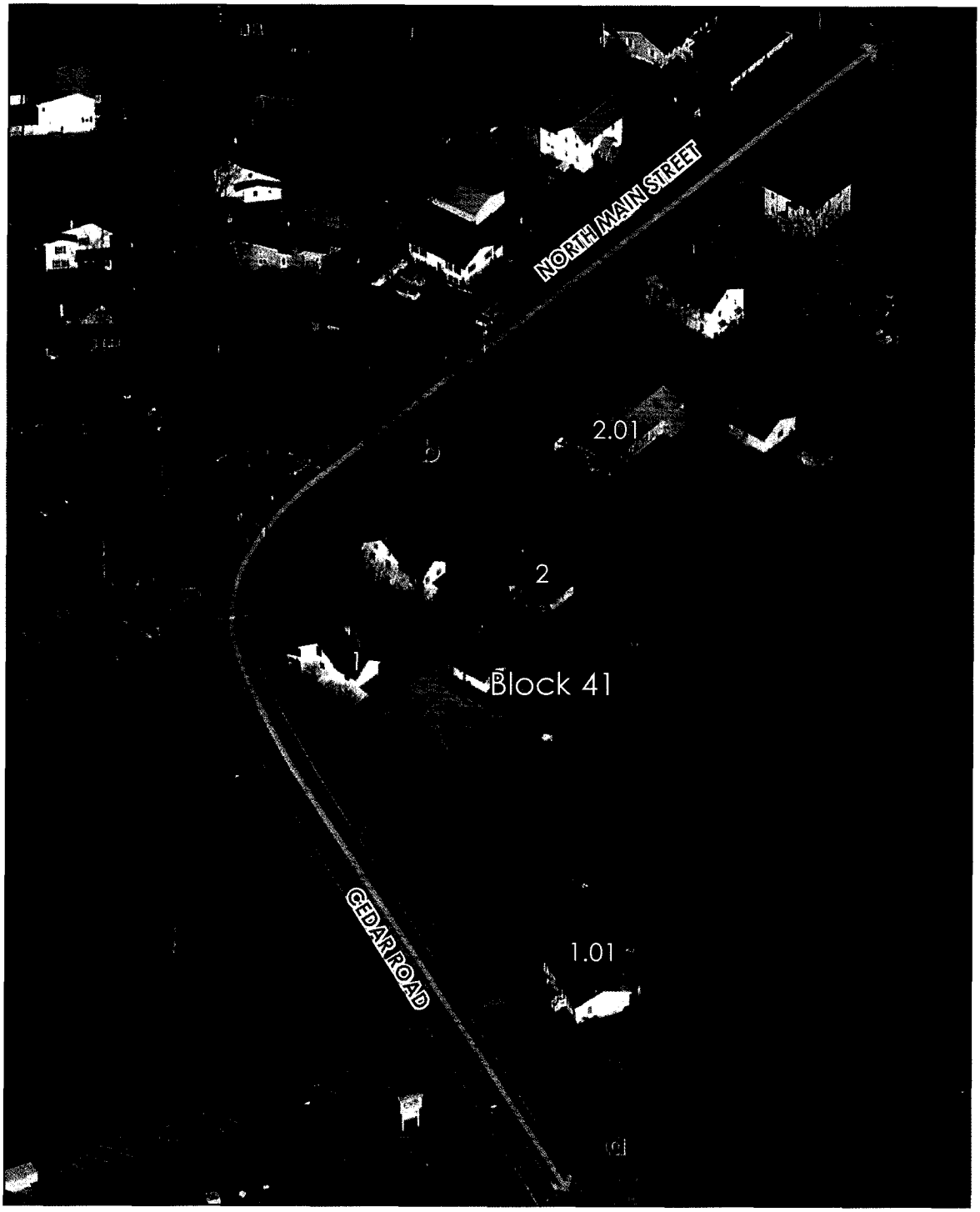
The layout of Block 41, Lots 1, 1.01, and 2 meet the "D" criterion due to uncontrolled or lack of defined ingress and egress points.

The current layout creates a variety of public safety concerns due to the unsuitable layout the multiple ingress and egress points to the properties (highlighted in yellow arrows in Figure 5). These conditions have created at times dangerous angles for vehicles to enter and exit from the properties, and provide insufficient turning distances from North Main Street and Cedar Road. Because of these conditions, two "ad-hoc" driveways have been created on these properties.

The two primary areas of concern are shown as areas "a" and "b" in Figure 5.

First, as shown in Figure 5, the driveway from the structure's garage on Block 41, Lot 1.01 provides a difficult ingress and egress point. Due to the poor geometry and sight-lines caused by the topography and proximity to the roadway, the garage appears to have been abandoned. Consequently, an"ad-hoc" dirt driveway on the lawn was created to avoid the dangerous angle (area "a" on Figure 5).

Figure 5. Layout of Block 41, Lots 1, 1.01, 2. and 2.01

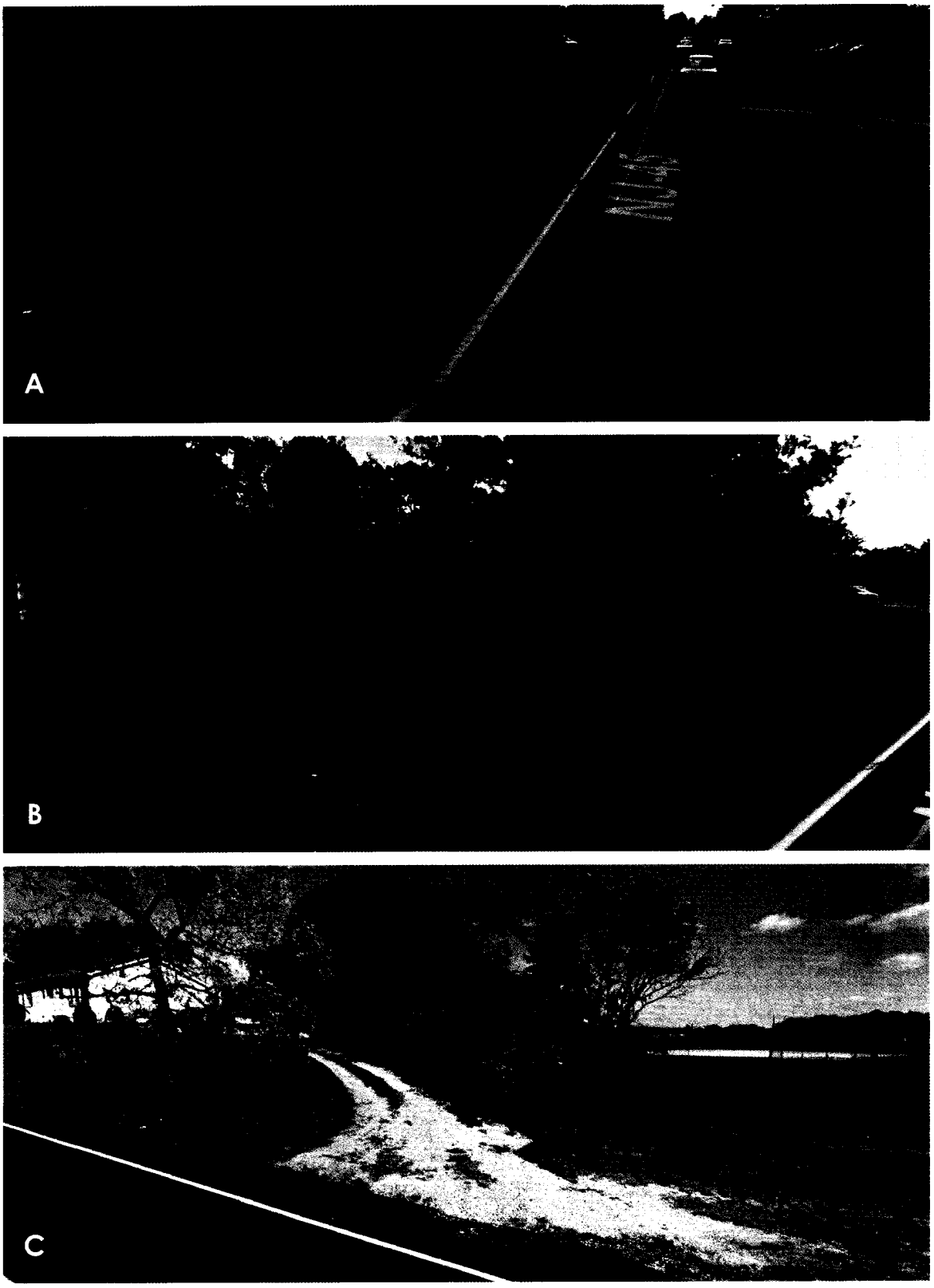


The second area of concern is area "b" on Block 41, Lot 2. As shown in Figure 5, the driveway provides an ingress and egress point that is approximately 10 feet in front of the stop bar at the traffic light at the intersection of North Main Street and Cedar Avenue, creating a public safety hazard to residents attempting to enter and exit the lot, and creating adverse conditions to the vehicular traffic flow. Because of the current design layout, a second gravel driveway was created on the lawn which allows ingress and egress at an unsafe angle ("b"); this also has the potential to cause circulation and traffic issues.

Figure 6 illustrates the ingress and egress issues found on Block 41, Lots 1.01 and 2:

1. The driveway on Block 41, Lot 2 gives ingress and egress point approximately 10 feet in front of the stop bar at the stoplight of North Main Street and Cedar Road. (Photo A)
2. Because of the unsafe conditions of the driveway, an "ad-hoc" driveway was created across the lawn of Block 41, Lot 2; this location is likely to cause circulation and traffic issues. (Photo B)
3. Due to similarly difficult conditions in entering and exiting the lot from Cedar Road, a second gravel driveway was created on Block 41, Lot 1.01. (Photo C)

Figure 6. Ingress & Egress of Block 41, Lots 1.01 & 2



5.3. Faulty Arrangement due to Insufficient Setback: Block 41, Lot 1

Block 41, Lot 1 falls under Criterion "D" due to its faulty design that places the structure on the property at an unsafe and non-conforming setback distance from Cedar Road.

Figures 5 and 7 show that the structure on Lot 1 is within 15 feet of Cedar Road, creating a public safety hazard. As noted previously in this report, Block 41, Lot 1 is zoned as C-1, Village Center District; this distance of 15 feet does not conform to the Township's current land use regulations for the C-1 zone (Figure 2). Within the Village Center District, minimum building setback from any lot line abutting a street is 50 feet from both arterial and collector streets. The structure proximity of approximately 15 feet from the right-of-way could have a negative impact on public safety as vehicles travel on Cedar Road. The speed limit on Cedar Road is 30 miles per hour (mph), increasing to 50 mph north of North Main Street.

Figure 7. Faulty Arrangement of Block 41, Lot 1

6.0 Applicability of Section 3

6.1. Introduction

6.1.a. Statutory Language

Redevelopment Areas may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change to their condition, for the effective redevelopment of the area of which they are a part (N.J.S.A. 40A:12A-3).

6.1.b. Findings

This report finds that Block 41, Lot 2.01 qualifies under the Section 3 criterion of the State Local Redevelopment And Housing Law (N.J.S.A. 40A:12A-3) and should be included for the effective redevelopment of the entire Study Area.

6.2. Necessary Inclusion of Block 41, 2.01: Access & Circulation

Lot 2.01 sits adjacent to Block 41, Lots 2, 1, and 1.01. The lot is at key location for the successful redevelopment of Lots 2, 1, and 1.01, as its inclusion provides the necessary frontage for the safe ingress and egress of vehicles to any future redevelopment.

The redevelopment of Block 41, Lots 2, 1, and 1.01, an area totaling 2.11 acres, would generate enough traffic as to require access from both North Main Street and Cedar Road. A typical commercial vendor that would be attracted to this location would generate an average of 101.4 vehicle trips during morning peak hours and 36.16 vehicle trips during morning afternoon hours (Appendix B).[1]

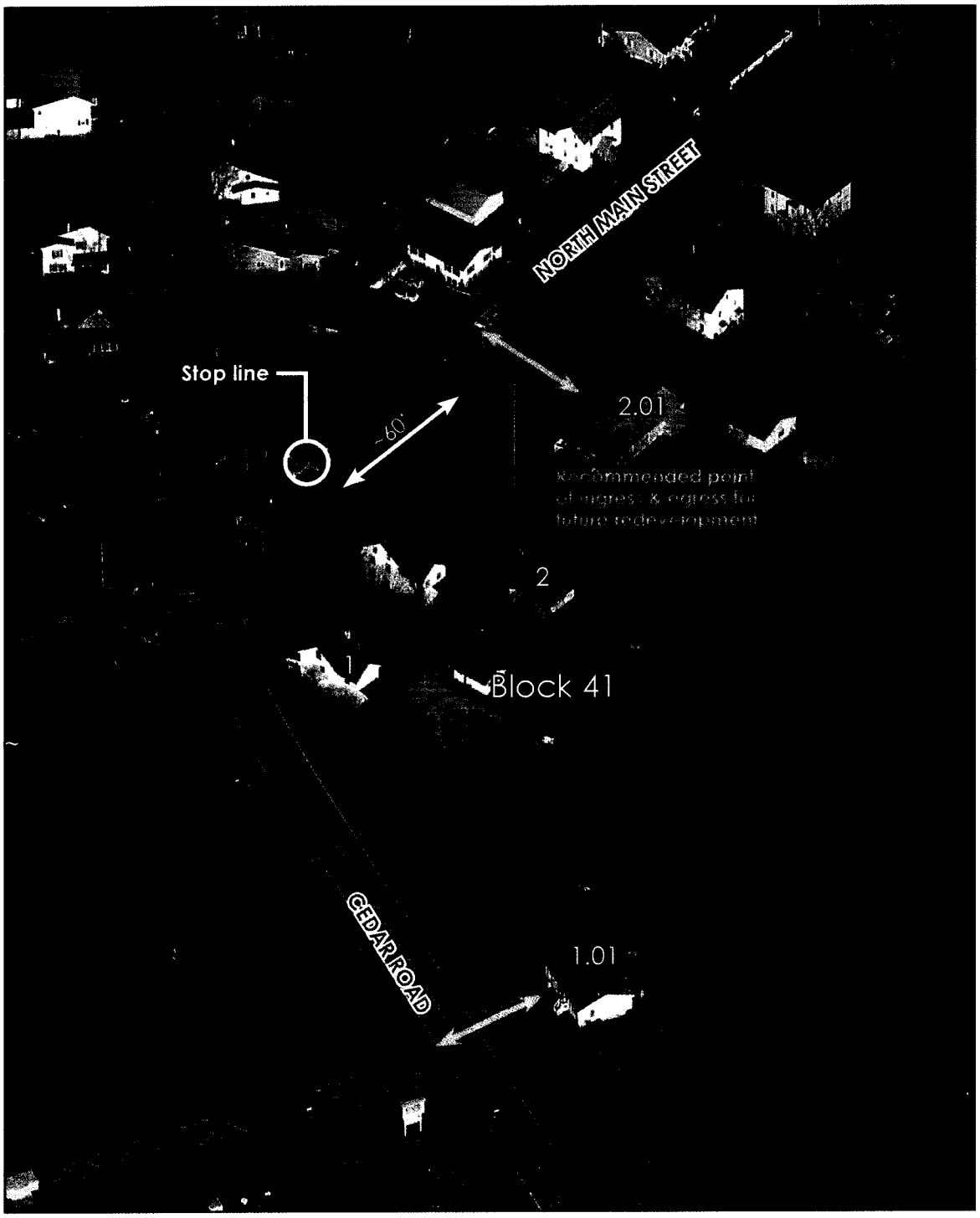
Lots 2, 1, and 1.01's configuration would be unable to support this amount of vehicle trips generated. As Figure 8 illustrates, Lot 2's lot line ends approximately 60 feet after the stop line on North Main Street, a distance that does not provide the appropriate frontage to create a safe point of ingress and egress. This frontage length would only provide enough distance for three vehicles at the stop light. As such, any entryway at the frontage of Lot 2 would be likely to cause vehicular stacking issues at the stop light, creating local circulation problems and raise public safety concerns.

In order to ensure appropriate clearance for the ingress and egress on North Main Street, Lot 2.01 would need to be included to provide the necessary frontage (*as shown by the yellow arrows in Figure 8*). Without the inclusion of Lot 2.01 it is unlikely that Lots 2, 1, and 1.01 would be redeveloped solely through the means of private capital, as access and circulation problems would be likely to occur.

This investigation, therefore, recommends that Lot 2.01 be included as an Area in Need of Redevelopment under Section 3, as its inclusion would be pivotal to ensuring optimal, safe, and efficient access and circulation to any future redevelopment on the adjoining lots.

1 *Trip Generation Manual, 9th Edition.* Institute of Transportation Engineers (ITE). 2012.

Figure 8. Necessary Inclusion of Block 41, 2.01: Access & Circulation



7.0 Applicability of Statutory Criterion "H"

7.1. Introduction

7.1.a. Statutory Language

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

7.2. Block 41. Lots 1, 1.01, 2, and 2.01

The "H" criterion, Smart Growth Consistency, applies to Block 41, Lots 1, 1.01, 2, and 2.01. The State Planning Act (N.J.S.A. 52:18A-196 et seq.), adopted in 1985, establishes the framework, for State policies and regulations related to smart growth principles. Among the stated objectives in the Act that serve as this framework are the following:

- Protect the natural resources and qualities of the state, including, but not limited to: agricultural development areas, fresh and saltwater wetlands, flood plains, stream corridors, aquifer recharge areas, steep slopes, areas of unique flora and fauna, and areas with scenic, historic, cultural and recreational values;
- Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. This should not be construed to give preferential treatment to new construction;
- Identify areas for growth, limited growth, agriculture, open space conservation and other appropriate designations that the commission may deem necessary;
- Coordinate planning activities and establish statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The New Jersey State Development and Redevelopment Plan, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns. The parcel in question is located in Planning Area 3, Fringe Planning Area, where growth is directed at centers in these areas in order to preserve environmentally sensitive lands and open space.

Figure 9. State Planning Areas & Sewer Service Area

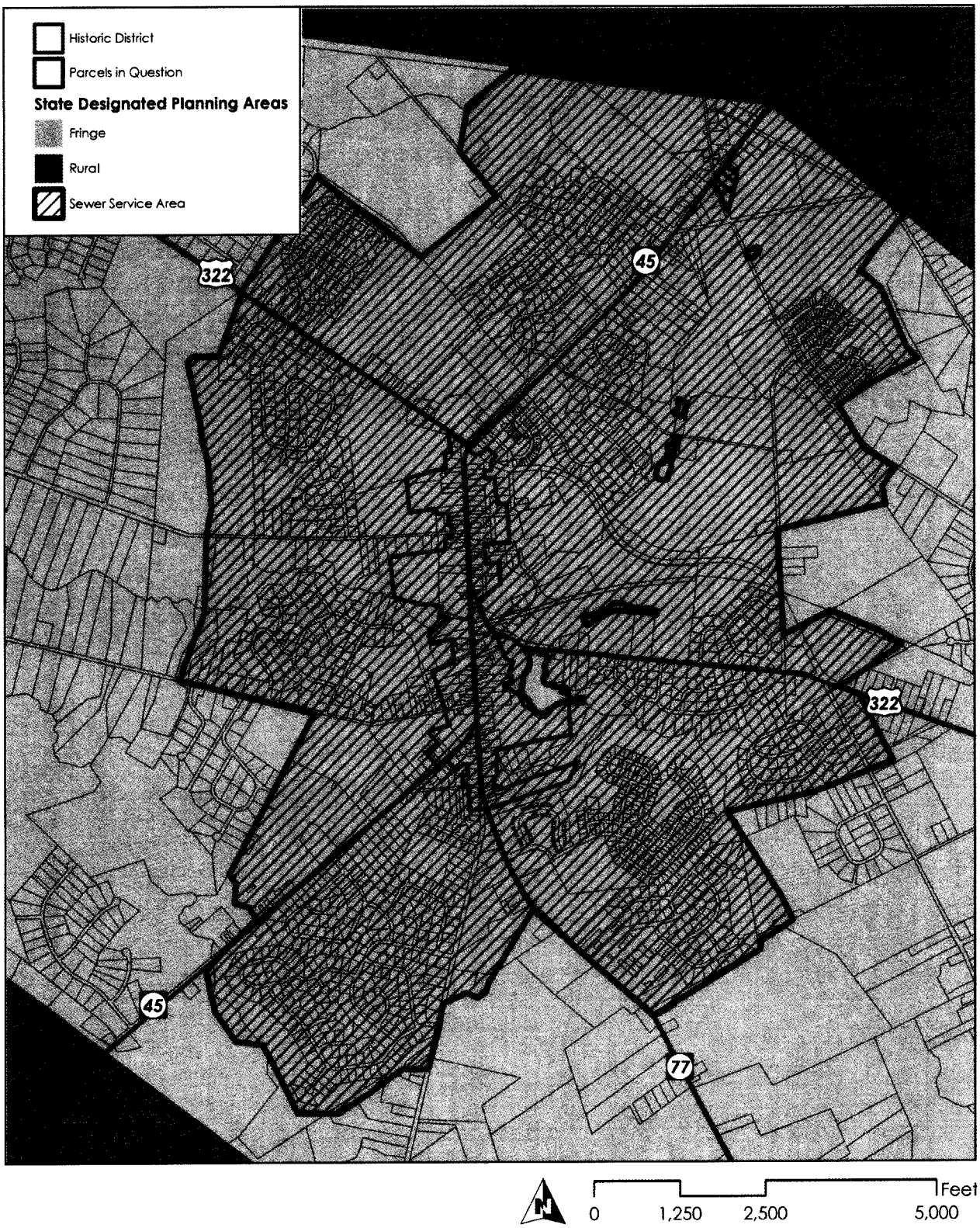


Figure 4 contains a map of State Planning Areas and Sewer Service Areas.

The policy objectives of State Planning Area 3 include the following:

- Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
- Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.
- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the environs.

(2001 State Plan, p. 202, 203)

The Block & Lots in question are near the Village of Mullica Hill, Harrison Township's historic commercial center. Redevelopment of these parcels supports smart growth principles by directing redevelopment close to an established village area that has walkable characteristics and directing development away from farmland, open space, and sensitive environmental areas. With respect to good Smart Growth, center based practices, and locating development near community amenities and walkable environments, the site or area is an extension of Mullica Hill with walkability into the historic downtown.

Block 41, Lots 2 and 2.01 has frontage along Route 45. Lots 1 and 1:01 have frontage along Cedar Road. These four lots do not provide adequate access for pedestrians, as they do not have sidewalks and do not support pedestrian movement either on the site or connecting to the surrounding commercial areas, school, or the Village of Mullica Hill.

Block 41, Lots 1, 1.01, 2 and 2.01 do not currently achieve the highest and best use for the area under smart growth principles in regard to their proximity to the Village of Mullica Hill. Development on this site should align itself with the goals of the State Plan by supporting a walkable community.

Appendices

Appendix A: Resolution No. 218-2014

RESOLUTION NO. 218-2014

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER LOTS 1, 1.01 2 AND 2.01 IN BLOCK 41 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of the municipality by Resolution, to cause its Planning Board to conduct a preliminary investigation to determine whether the proposed area is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the proposed Redevelopment Area (Block 41, Lots 1, 1.01, 2 and 2.01) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condemnation Redevelopment Area"; and

WHEREAS, the Township Committee of the Township of Harrison, Gloucester County, has determined that an investigation and inquiry should be made to see if said area is in need of redevelopment pursuant to the aforementioned State Statute; and

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following property identified as and consisting of Block 41, Lots 1, 1.01, 2 and 2.01 qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to directs its Joint Land Use Board to conduct such an investigation regarding said area/property.

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

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 41, Lots 1, 1.01, 2 and 2.01 is a "Non-Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and

2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on December 1, 2014.

TOWNSHIP OF HARRISON

BY: _____
LOUIS F. MANZO, MAYOR

ATTEST:

_____
DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	**AYES**	**NAYS**	**ABSTAIN**	**ABSENT**
Manzo	✓			
Clowney	✓			
Diggons				✓
Heim				✓
Shearer	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on December 1, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

_____
DIANE L. MALLOY
Municipal Clerk

Appendix B: Typical Commercial Vendor Trip Generations

Trip Generation Manual, 9th Edition. Institute of Transportation Engineers (ITE). 2012.

Coffee/Donut Shop with Drive-Through Window
(937)

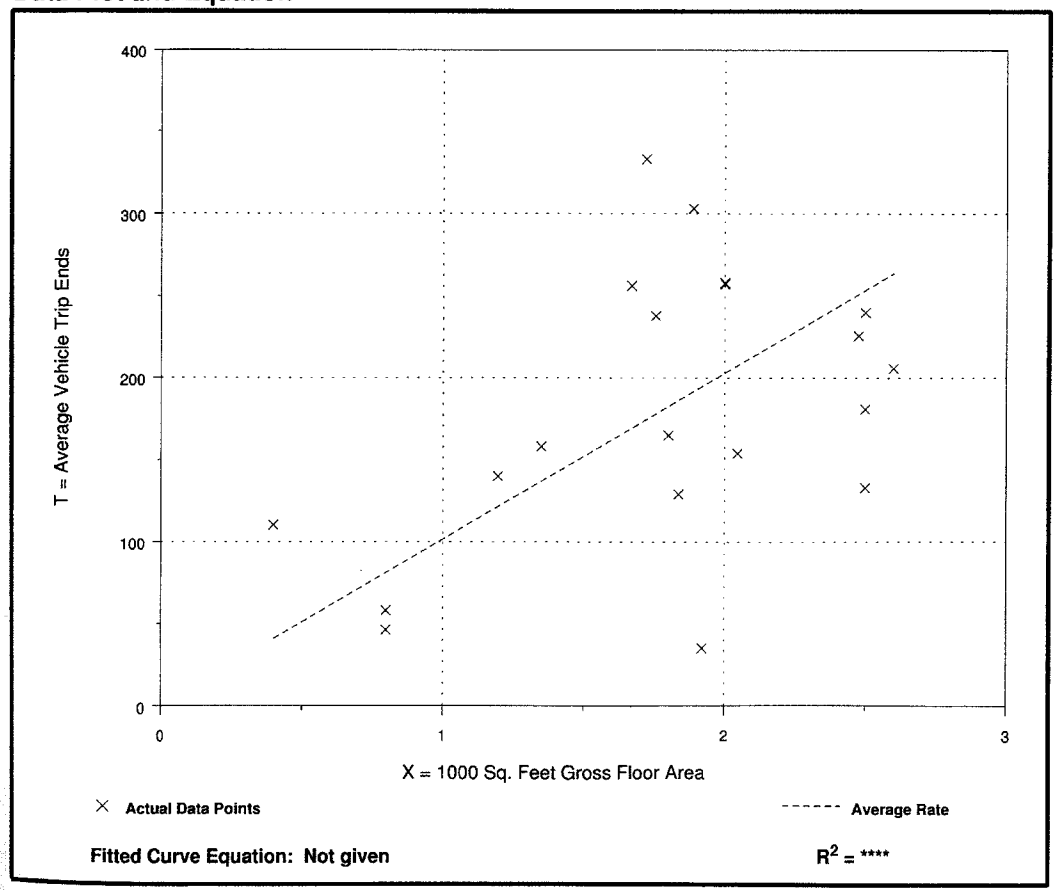
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 20
Average 1000 Sq. Feet GFA: 2
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
101.40	18.23 - 275.00	45.90

Data Plot and Equation



(937)

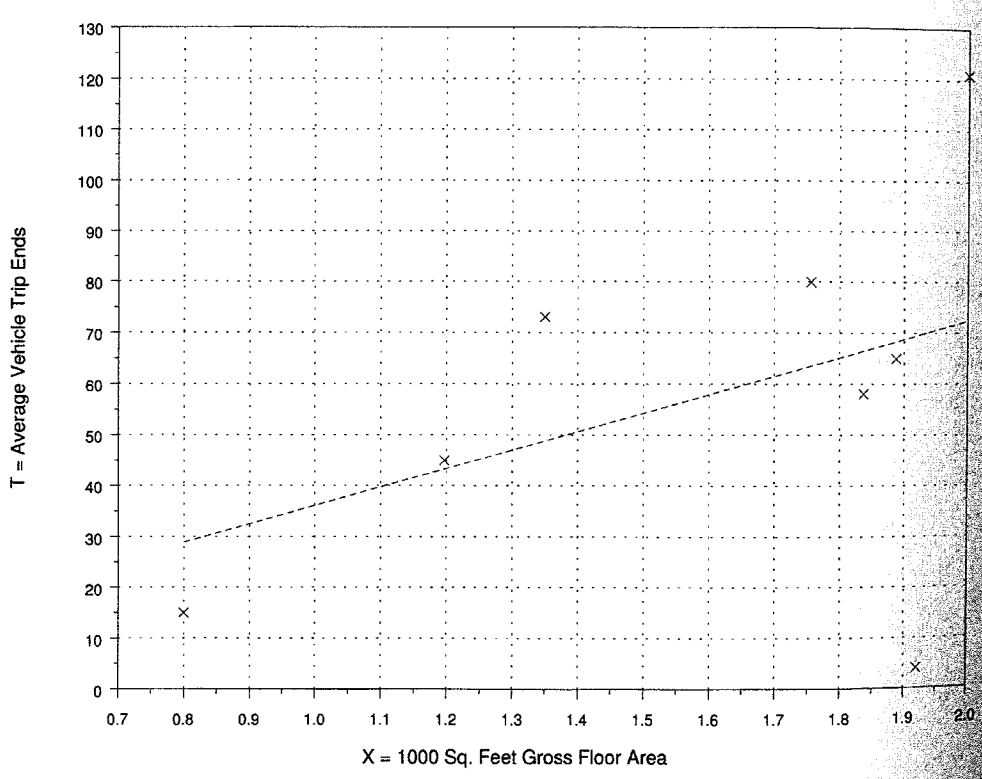
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 8
Average 1000 Sq. Feet GFA: 2
Directional Distribution: 51% entering, 49% exiting

p Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
36.16	2.08 - 60.50	19.50

ta Plot and Equation



× **Actual Data Points** ------ **Average Rate**

Fitted Curve Equation: Not given R^2 = ****

ip Generation, 9th Edition • Institute of Transportation Engineers