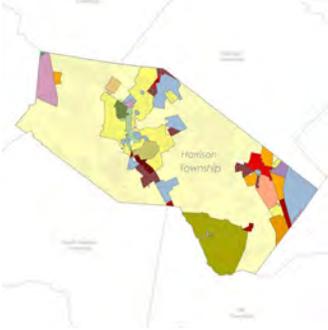


MASTER PLAN RE-EXAMINATION REPORT



HARRISON TOWNSHIP GLOUCESTER COUNTY, NJ

December 2015
Revised per Planning Board comments, January 21 2016

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1.0 Introduction

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 16 miles south of Camden, New Jersey. 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.

Exit 2 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.

Harrison Township, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Township has undertaken this comprehensive review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 49:55D-89) which requires, at least every ten (10) years, a general reexamination of the Township Master Plan and development regulations by the Land Use Board. This Re-examination Report fulfills this local obligation. Furthermore, this report must be adopted by the Land Use Board by resolution and a copy sent to the County Planning Board and the Municipal Clerk of each adjoining municipality.

It is important to note that the Land Use Element of the Master Plan was adopted by the Land Use Board on February 10, 2000 and that since that time the Master Plan has been amended in the following way including reference to the prior adoption of other various elements:

- A. Recycling Element on June 18, 1998.
- B. Community Design Element on June 18, 1998.
- C. Utility Element on July 16, 1998.
- D. Historic Preservation Element on July 16, 1998.
- E. Circulation Element Re-examination Report on February 15, 2007.
- F. A statement of Goals and Objectives on October 7, 1999.
- G. Land Use Plan Element Adopted on February 10, 2000, Amendment May 7, 2001.
- H. Open Space and Recreation Plan on December 7, 2006.
- I. General Re-examination of the Master Plan on April 7, 2004.
- J. Amendment to General Re-examination of the Master Plan on April 20, 2006.
- K. Watershed Based Municipal Stormwater Management Plan on May 18, 2006

- L. Master Plan Re-examination Report on December 20, 2006.
- M. Amendment to the Land Use Element of the Master Plan – Richwood Area – on October 25, 2007 and revised on November 19, 2007.
- N. Amendment to the Land Use Element of the Master Plan – Route 77 Corridor – on October 25, 2007 and revised on November 19, 2007.
- O. Housing and Fair Share Element in February 1999.
- P. Housing Plan and Fair Share Plan Adopted in May 2007.
- Q. Housing Plan and Fair Share Plan Adopted November 2008.
- R. Master Plan Re-examination Report on July 17, 2008.
- S. Master Plan Re-examination Report on March 2013.

1.1. Redevelopment Plans /Investigations

This Re-examination Report has been prepared as a result of these changes and a local desire to maintain a current and relevant Master Plan and associated development regulations.

Harrison Township has undertaken the following Redevelopment Investigations and adopted Redevelopment Plans :

1. Richwood- Planned Village Center – Investigation and Plan
2. Chatham Road- Investigation
3. Mullica Hill Gas Station – Investigation and Plan
4. Route 322 – Assisted Living Investigation and Plan
5. Breakneck and Cedar Road – Senior Housing Investigation and Plan
6. Block 4, Lot 1 – Investigation and Plan
7. Henry Harris landfill – Investigation
8. Rehabilitation Plan – Tomlin Station & Adjacent Parcels
9. Historic District Rehabilitation – Designation
10. Barnesboro Road Investigation - Designation
11. East of Route 55 Investigation - Designation
12. Cedar Road and Route 45 Investigation and Plan
13. Route 322 Bypass and Route 322 Investigation
14. Mullica West Investigation and Plan

2.0 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:

2.1. 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 fifteen years. The upgrades made to N.J.S.H. Route 55 between Deptford and Port Elizabeth have spurred this activity, as well as construction of the Route 322 By-pass and the widening of Route 322.

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 overall agricultural and rural setting of the Township.

As the builders and developers of 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, and quality non-residential development.

2.2. 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 sewer system is limited in its capacity and serves only the Mullica Hill and Jefferson Village areas.

Intense development is expected to occur soon within the Richwood Redevelopment Area located within the Richwood Sewer Service Area. The treatment plant for development within this area will probably be sited on a 30-acre Township owned parcel which is located adjacent to both Route 55 and the Glassboro municipal boundary. The plant is expected to service not only new commercial and residential development but also Rowan University's proposed West Campus. If sanitary sewer service is not made available along the N.J.S.H. Route 55 corridor, the potential for high value commercial and other non-residential uses, which would add to the tax base of the community, may not be realized for some time.

2.3. Agricultural uses will continue to decline as development pressure increases 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.

2.4. 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 un-developable 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.

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

All plans must recognize that the economy works in a cyclical manner. A significant portion of the past decade from 2000 to 2008 has seen a continued growth period which has resulted in the current development pressures in the Township while over the last 4 years the economy has been either stagnant or in a decline. 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.

2.6. The 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.

3.0 OVERVIEW

According to the New Jersey Municipal Land Use Law (MLUL) this Re-examination Report must discuss and contain the following:

- A. The major problems and objectives related to land development in the Township at the time of the adoption of the last Master Plan or Re-examination Report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy and objectives.
- D. The specific changes recommended for the Master Plan development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulation should be prepared.
- E. The recommendations of the Planning Board, concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the Land Use Element of the Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The purpose of these Re-examination requirements are to ensure that the local master plan and development regulations remain viable, current and capable of addressing the development pressures and concerns of the Township.

4.0 MASTER PLAN GOALS AND OBJECTIVES

The primary planning goals of the 1999 Harrison Township Master Plan were identified in the categories of community character, historic preservation, natural features, agricultural lands, open space, visual character, community balance and community facilities. Township goals also include those that have been identified in the NJ Municipal Land Use Law. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Land Use Board for district areas of community concern and are listed below.

A. Township Goals for Planning and Development

1. 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. 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.
2. Preserve and protect 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.
3. 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.

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. 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. Encourage the protection of prime agricultural lands within the Township.
5. 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 for protecting both woodlands and open space for adequate recreational facilities.
6. 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. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.
7. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. 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.

8. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

B. Residential Development Objectives

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

C. 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:

1. Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township.
2. Promote the development of attractive and safe neighborhood and highway commercial activities through landscaping and buffer regulations.
3. 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.

D. 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 County and State. To achieve this goal, planning should:

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

E. Natural Resource Objectives

Harrison Township has been fortunate to have most of the streams and stream corridors pre-

served and protected from development. The continued preservation of these and other natural resources should be encouraged. To achieve this goal, planning should:

1. Cooperate with New Jersey Department of Environmental Protection in the protection of wetlands and other natural resources.
2. 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.
3. Restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.
4. 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.
5. 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.

F. Utilities System Objectives

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

G. Community Image and Attractiveness Objectives

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

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

H. 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:

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

I. 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 services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development.

J. 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 Land Use Board should:

1. Provide a Master Plan that can be legally and financially implemented.
2. Regularly review and update the Land Development Ordinances of the Township.
3. 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.

5.0 EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED

The goals, objectives and recommendations of the Master Plan have been reviewed to determine the extent to which they have achieved, reduced, or increased in importance, or whether new goals, objectives or recommendations are needed in light of changing conditions.

Since the last Master Plan update in March of 2013, there have been limited changes to which problems and objectives have been further reduced. One notable exception is the rehabilitation of Mullica West for 168 affordable apartments located in seven residential buildings and the approval to construct two additional buildings for another 48 affordable units. Affordability controls have been placed on the units.

6.0 SITE ANALYSES

6.1. ECONOMIC DEVELOPMENT

The Township of Harrison desires to expand its non-residential tax base by increasing opportunities for employment growth and development in appropriate locations. As such, the Township would like to not only support local businesses and their desire to service the existing and emerging residential population base but also to expand the local employment base to provide local jobs for residents and to help to stabilize the tax base of the Township.

This Re-examination Report examines several sites that have the potential for increasing the opportunity for additional non-residential development. As such, these sites must support and be supported by existing Master Plan goals and objectives, reliable population to jobs ratios and shopping center guidelines. In addition, this Report examines areas that due to site, road, and contextual conditions may not be appropriate for the land use intensity associated with commercial zoning.

The zones and sites that have been analyzed are located on Figure 1 and discussed in detail on the following pages.

Township Master Plan

The Township Master Plan promotes economic development through stated goals and objectives in all existing zoning districts that allow industrial and commercial development to take place. The Harrison Township Master Plan was adopted in 1999 and the accompanying Land Use Plan element was adopted in 2000. Under the goals and objectives there is a provision for Commercial Development Objectives which states in part that the "commercial and community needs of each village center and its surrounding residential areas shall be provided in a Village Center". In order to achieve this goal the Master Plan suggests that planning should "assure convenience by providing commercial areas of adequate size in relation to the population and their needs". As well the Master Plan suggests planning should "promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers; and promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers".

Re-examinations of the Master Plan were conducted in 2004, with an amendment in 2006, and in 2008. In these re-examination reports it is noted that the goal and objective to "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" remains outstanding. The re-examination reports also created the following applicable general policy statement as the basis for a new master plan: "Diversifying the economic composition of the Township are priorities through increased commercial development".

The Re-examination reports also recommended "considering re-zoning select parcels to create more opportunities for commercial and professional office development. It is also recommended that areas along major corridors be considered for rezoning to commercial classifications".

Harrison Township Population & Employment Forecasts

Harrison Township had an estimated 2010 population of 12,417 (2010 Census), compared with a 8,785 population in 2000 (2000 Census). According to the Delaware Valley Regional Planning Commission (DVRPC), Harrison Township is one of the municipalities with one of the greatest forecast percent change in employment between 2010 to 2040 among DVRPC's region, at 64.3% absolute change. Table 1 summarizes the projected growth for Harrison Township and adjacent municipalities.

TABLE 1: Adjacent Municipalities & Harrison Township: Population & Employment Forecasts

| Area | 2010 Population | 2010 Employment | 2020 Forecasted Employment | 2030 Forecasted Employment | 2040 Forecasted Employment | Percent Change 2010-2040 |
|-------------------|-----------------|-----------------|----------------------------|----------------------------|----------------------------|--------------------------|
| East Greenwich | 9,555 | 2,160 | 2,253 | 2,575 | 2,668 | 23.5% |
| Elk | 4,216 | 1,107 | 1,253 | 1,760 | 1,906 | 72.2% |
| Glassboro | 18,579 | 7,402 | 7,859 | 9,449 | 9,905 | 33.8% |
| Mantua | 15,217 | 5,416 | 5,865 | 7,432 | 7,882 | 46% |
| Woolwich | 10,200 | 2,630 | 3,237 | 5,349 | 5,956 | 126.5% |
| Gloucester County | 288,288 | 116,151 | 121,708 | 141,056 | 146,614 | 26.2% |
| Harrison | 12,417 | 2,775 | 3,100 | 4,233 | 4,559 | 64.3% |

Source: DVRPC, *Regional, County, and Municipal Forecast, 2010-2040*. <http://www.dvrpc.org/reports/ADR019.pdf>

6.2. STUDY AREAS: SITES 1 & 2

The two study areas are shown in Figure 1. Site 1 is comprised of eight lots: Block 73, lots 2 and 3, and 16, 17, 18, 19, 20, and 21. Site 2 is comprised of seven lots: Block 31, Lots 10, 11.05, 11.04, 11.03, 11.02, 11.01, and 18.

Current Township Zoning Districts are shown in Figure 2. Recommended zoning changes to the study areas are outlined in this Re-examination Report.

The Township Committee desires to have the Land Use Board consider making rezoning recommendations that are guided by the following principles:

1. Provide jobs and strengthen the tax base.
2. Preserve open space and require developers to provide open space for new buildings.
3. Encourage the re-use or reconstruction of existing residential and non-residential structures that have been vacated.
4. Encourage the promotion of new jobs wherever possible.
5. Enhance community appearance and the visual environment by encouraging good design for new and rehabilitated buildings, through the proper planning of streets and landscaping of public and private property and through the use of design review where neighborhoods or business areas are being revitalized.
6. Maximize safety of traffic access and egress.
7. Maximize safety of pedestrian and vehicular traffic.
8. The accomplishment of a site layout and overall appearance of all buildings so that there will be no adverse effect upon the desirability of adjacent zoning districts by impairing their established character.

Figure 1. Study Areas, Site 1 & 2

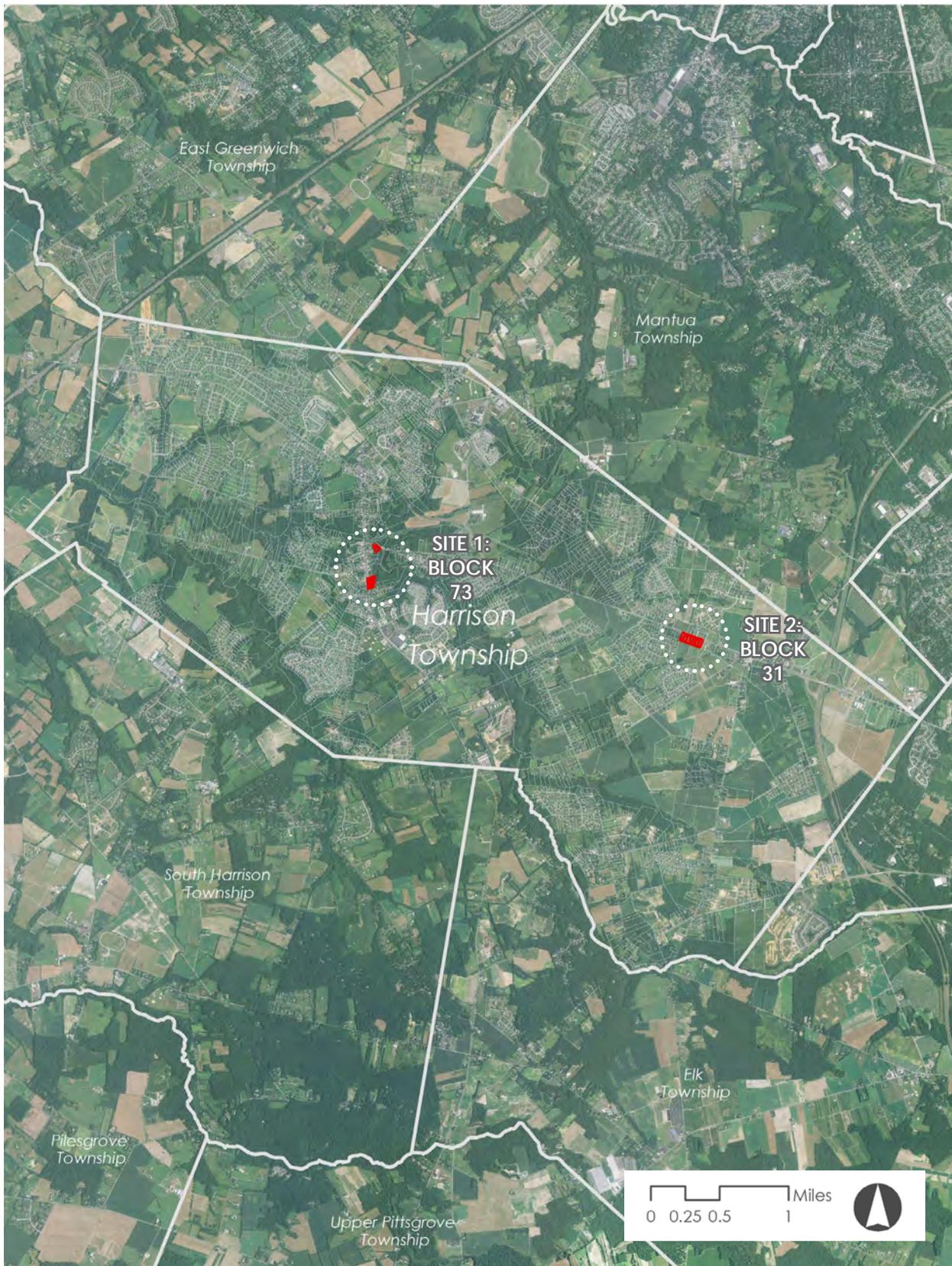
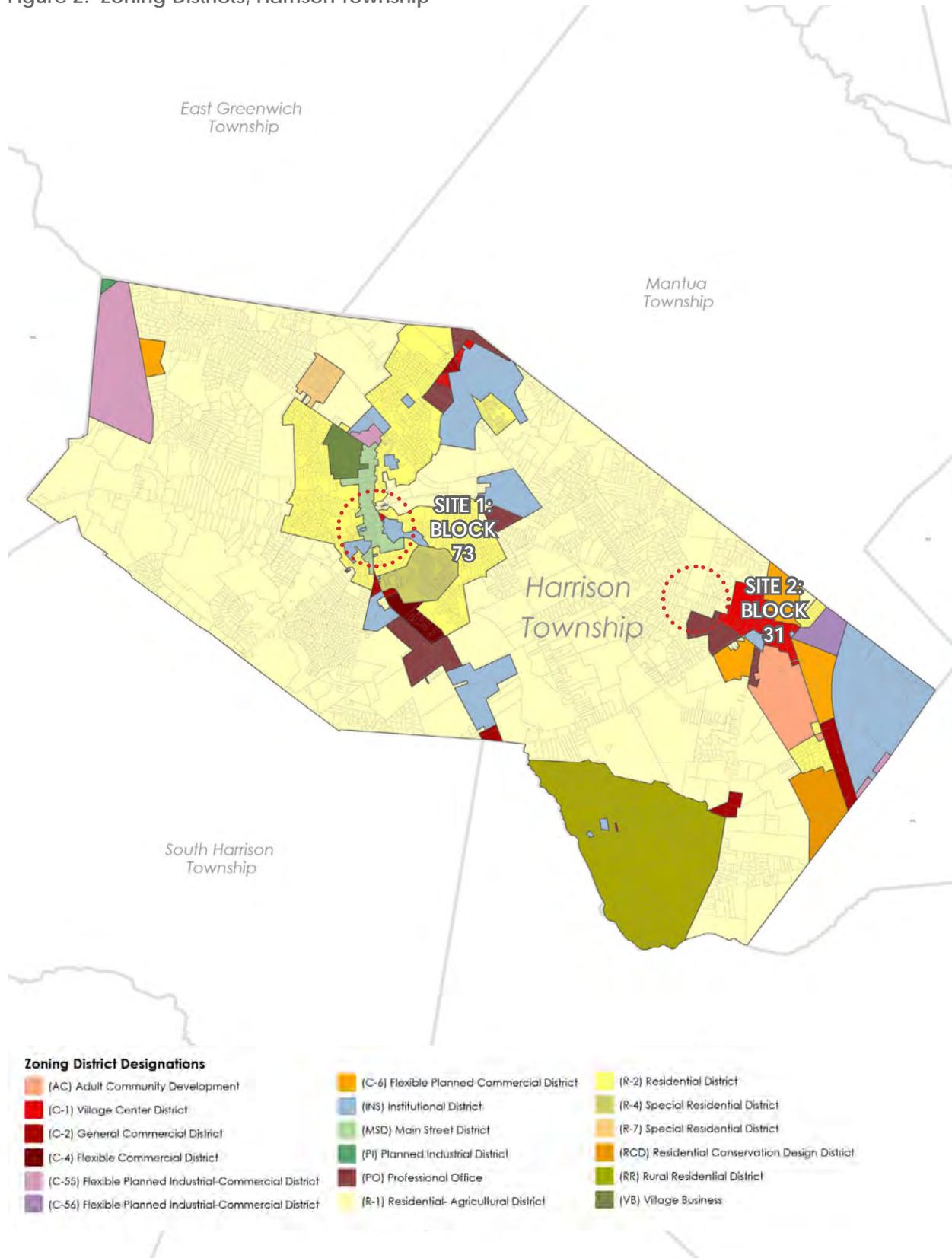


Figure 2. Zoning Districts, Harrison Township



7.0 SITE 1

The site in question is located in two nearby lot groups. Block 73, lots 2 and 3 are along Mullica Hill Road. Block 73, lots 16, 17, 18, 19, 20, and 21 are located along Bridgeton Pike (US 45) and South Main Street (NJ 77). The site consists of the following parcels:

| Block | Lot | Acreage | Address | Owner | 2015 Land Value | 2015 Improvement Value | Current Zone | Proposed Zone |
|-------|-----|---------|-----------------------|--------------------------------|-----------------|------------------------|--------------|---------------|
| 73 | 2 | 0.38 | 106 MULLICA HILL ROAD | READ, PETER | \$8,000 | \$0 | C-1 | R-2 |
| 73 | 3 | 0.86 | 110 MULLICA HILL ROAD | KENT, GWENDOLYNN F | \$66,800 | \$121,800 | C-1 | R-2 |
| 73 | 15 | 0.66 | 79 S MAIN STREET | HARRIS, WILLIAM G JR | \$94,800 | \$202,200 | R-2 | MSD |
| 73 | 16 | 0.57 | 75 S MAIN STREET | RUDDEROW, EDITH L | \$63,800 | \$84,500 | R-2 | MSD |
| 73 | 17 | 0.38 | 71 S MAIN STREET | TOWNSHIP OF HARRISON | \$17,500 | \$0 | INS | MSD |
| 73 | 18 | 0.30 | 69 S MAIN STREET | DOWNS, JEFFREY & CLARK, STEVEN | \$58,000 | \$124,500 | R-2 | MSD |
| 73 | 19 | 0.69 | 67 S MAIN STREET | LAMB, GEORGIA E | \$60,800 | \$95,400 | R-2 | MSD |
| 73 | 20 | 0.14 | 65 S MAIN STREET | ANZALDO, PETER | \$53,500 | \$138,600 | R-2 | MSD |
| 73 | 21 | 0.75 | 63 S MAIN STREET | GAUNT, DORIS | \$55,000 | \$117,600 | R-2 | MSD |

See Figure 3 for the location of Site 1.

Existing Conditions

The site in question is adjacent to the Mullica Hill Main Street District, a vibrant area of Harrison Township known for its historic character, restaurants, and specialty shops.

Block 73, Lot 2 is an unimproved lot with a steep grade, and Block 73, Lot 3 is a residential lot along Mullica Hill Road and Bridgeton Pike (NJ 45). The lots are currently zoned Village Center District (C-1). It is the purpose of the C-1 to provide 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.

Lots 2 and 3, approximately 1.25 acres, are in a difficult area for traffic, with bad sight lines due to horizontal curves and steep grades (see Figure 4). Due to their difficult geography and location, these lots do not lend themselves to multi-tenant retail buildings, restaurants, or their associated larger parking demands that the C-1 Zone is purposed for.

Lot 15 is a doctor's office previously granted a use variance.

Lots 16, 18, 19, 20, and 21 are along South Main Street (NJ 45), the main street of historic Mullica Hill, The lots currently contain single-family dwellings (see Figure 5) and are zoned Residential District (R-2), the purpose of which is to encourage residential development in harmony with the land use needs. In any R-2 District, land, buildings or premises are used by right only for one of the following uses: single-family detached houses, agricultural uses, usual farm buildings and dwellings, public recreation or private recreation, municipal services including but not limited to fire, police and schools.

Lot 17, along South Main Street (NJ 45), is an unimproved lot owned by the Township that is zoned Institutional District (INS). The intent of the Institutional District is to provide regulations for public and quasi-public land uses and to insure the compatibility of those uses with the surrounding land use.

Neither the R-2 nor INS District Zones currently in place support the more active commercial uses prevalent along the nearby Mullica Hill Main Street District, and may restrict the viability of maintaining these properties as historic buildings by limiting their use to only residential structures.

Figure 3. SITE 1: BLOCK 73, Lots 2, 3, 15, 16, 17, 18, 19, 20, & 21

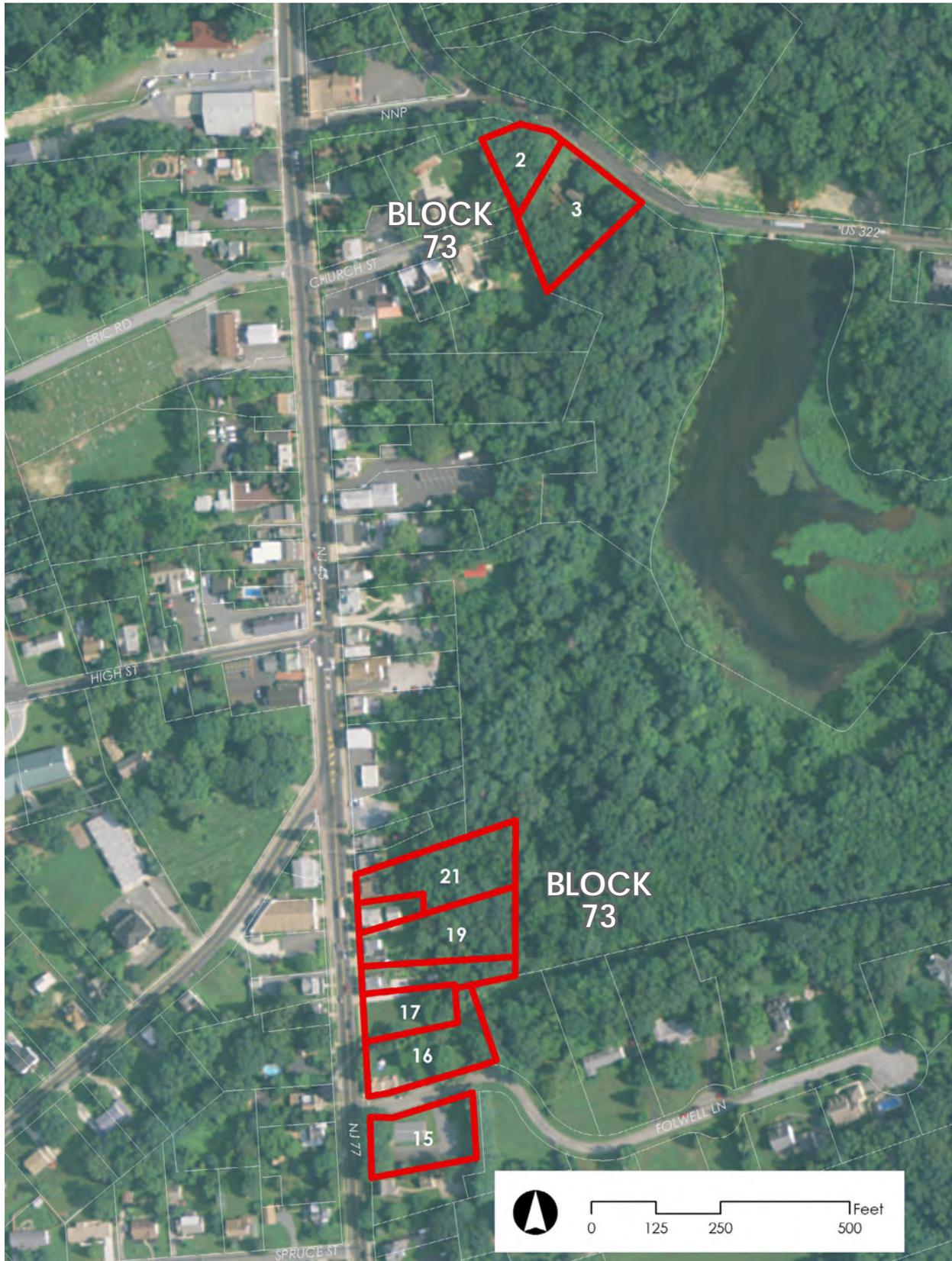


Figure 4. Existing conditions, Block 73, Lots 2 and 3 along Mullica Hill Road (US 322)

Source: Google Earth Street View



Figure 5. Existing conditions, Block 73, Lots 18, 19, 20, and 21 along South Main Street (NJ 45)

Source: Google Earth Street View

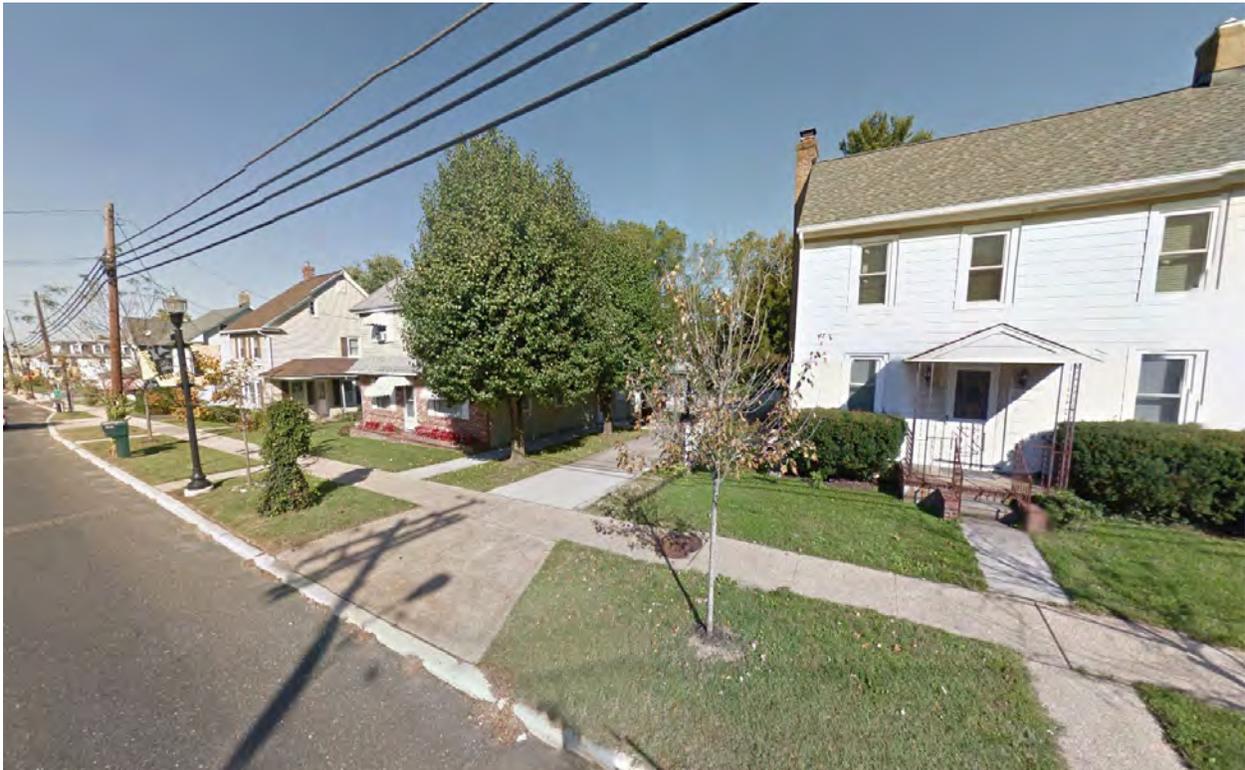
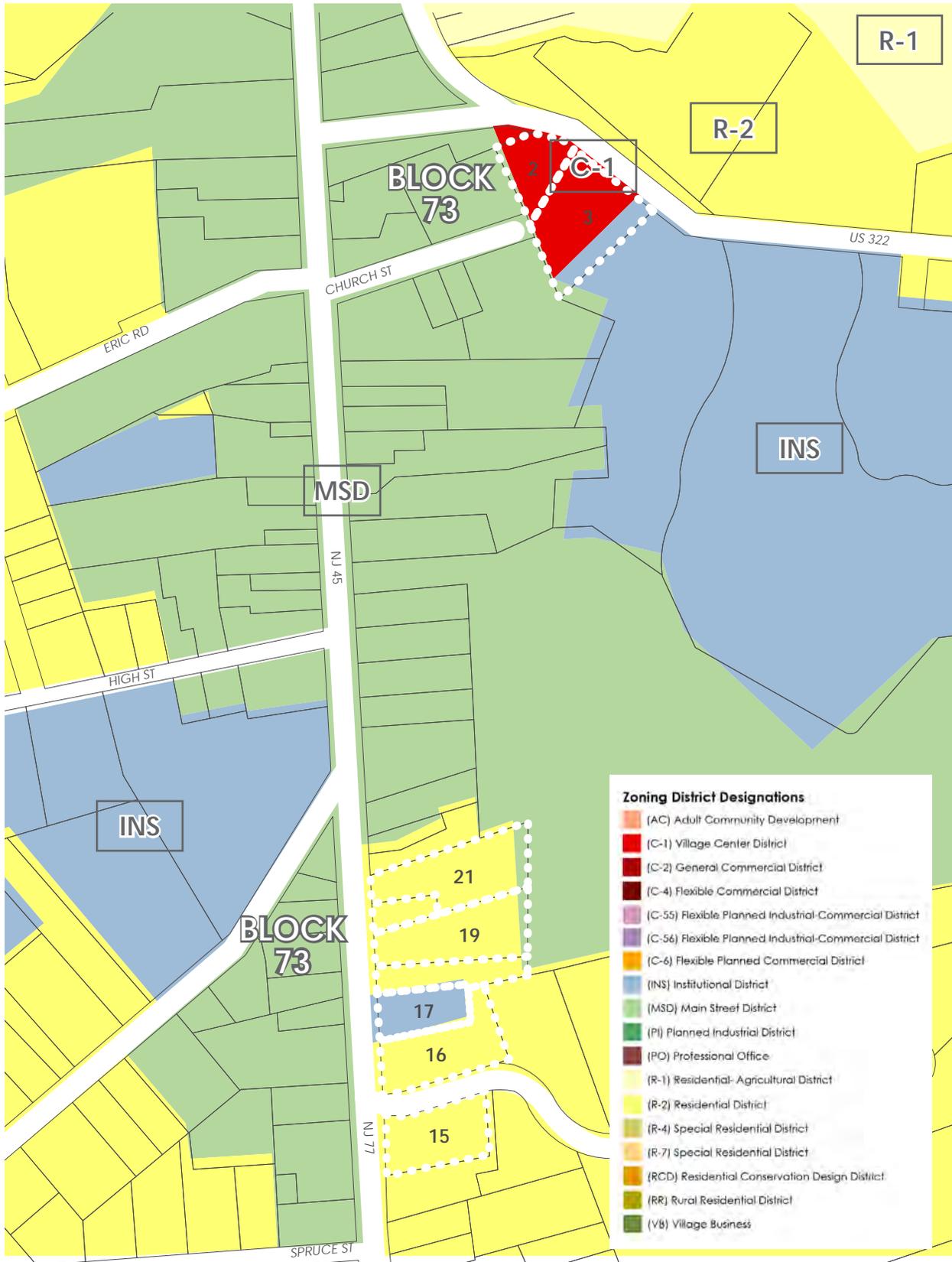


FIGURE 6. ZONING, SITE 1: BLOCK 31, Lots 11.01, 11.02, 11.03, 11.04, 11.05, 10, & 18



Proposed Zoning

Due to their steep geography and location that cannot support commercial uses and the traffic that is created by small-scale retail and service facilities, it is recommended that Block 73, Lots 2 and 3 be re-zoned from C-1 to R-2.

The bulk requirements for R-2 are as follows:

- Minimum lot area (without sewers): 1 acre
- Minimum lot area (with sewers): 18,750 square feet
- Minimum lot frontage (without sewers): 150 ft
- Minimum lot frontage (with sewers): 125 ft
- Minimum front yard depth: 35 ft
- Minimum side yard width: 20 ft
- Maximum building coverage: 15%
- Maximum height: 35 feet or three stories

It is recommended that Block 73, Lots 15, 16, 18, 19, 20, and 21 be re-zoned from R-2 to Main Street District (MSD), and that Block 73, Lot 17 be re-zoned from INS to Main Street District (MSD). The intent of the Main Street District is to facilitate the coexistence of both commercial and residential uses within the existing historic buildings found in this unique district. The buildings within MSD were originally residential in use and are now at the center of an historical and commercial corridor within the Township. The goal of this District is to promote the commercial vitality of the district and the residential uses which continue in such a way as to complement each use and the historic character of the existing structures.

The re-zoning of Block 73, Lots 15, 16, 17, 18, 19, 20, and 21 will expand the MSD zone and permit general retail uses, professional office and other non-residential uses, in addition to single-family detached dwellings. Lot sizes are large enough to permit the conversion of existing structures to permitted non-residential uses. The new zone would allow for re-use of large residential structures that may no longer be desirable and/or economically feasible for residential use. In addition, visibility and vehicular access from South Main Street is desirable for non-residential uses.

It is recommended that in Section 225-22.11 MSD Use Regulations, that "Doctor's Offices" be included as permitted uses to provide additional clarity to the code.

The bulk requirements for the MSD zone for lots served by public sanitary sewer are as follows:

- Minimum lot area: 0.5 acre (21,780 square feet)
- Minimum street frontage: 80 feet
- Minimum lot width: 100 feet
- Minimum lot depth: 150 feet
- Minimum side yard setback: 8 feet
- Minimum rear yard setback: 20 feet
- Maximum permitted building coverage: 35%, provided that no single building shall be larger than 5,000 square feet
- Maximum impervious coverage: 60%
- Maximum permitted building height: 35 feet

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- 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.

- 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 the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.

Objectives

- Preserve and protect the Mullica Hill Village historical area and other historic area of the Township which contribute to both the positive image and economic strength of the Township.
- Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- 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.
- 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.
- 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.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.

8.0 SITE 2

The site in question is located along Mullica Hill Road (US 322), and consists of the following parcels:

| Block | Lot | Acreage | Address | Owner | 2015 Land Value | 2015 Improvement Value | Current Zone | Proposed Zone |
|-------|-------|---------|--------------------|----------------------------------|-----------------|------------------------|--------------|---------------------|
| 31 | 10 | 1.08 | 446 MULICA HILL RD | TRIFILETTI, CARMEN & DEBRA | \$71,300 | \$171,300 | R-1 | R-1 with PO-Overlay |
| 31 | 11.01 | 1.07 | 460 MULICA HILL RD | WALDMANN, JENNIFER L & MICHAEL H | \$71,800 | \$154,100 | R-1 | R-1 with PO-Overlay |
| 31 | 11.02 | 1.05 | 456 MULICA HILL RD | WALDMANN, JENNIFER & MICHAEL | \$71,300 | \$171,100 | R-1 | R-1 with PO-Overlay |
| 31 | 11.03 | 1.11 | 454 MULICA HILL RD | SCHNELL, JOYCE M & JEROME | \$71,300 | \$207,500 | R-1 | R-1 with PO-Overlay |
| 31 | 11.04 | 1.12 | 452 MULICA HILL RD | HERITAGE, W WADE & SONS, INC | \$900 | \$0 | R-1 | R-1 with PO-Overlay |
| 31 | 11.05 | 1.27 | 448 MULICA HILL RD | SOTTILE, DAVID M & RUTHANN | \$76,800 | \$334,800 | R-1 | R-1 with PO-Overlay |
| 31 | 18 | 1.08 | 444 MULICA HILL RD | CONOVER, WILLIAM J & JEAN A | \$70,300 | \$211,100 | R-1 | R-1 with PO-Overlay |

See Figure 7 for the location of Site 2.

Existing Conditions

The site in question is comprised of seven adjacent lots along Mullica Hill Road (US 322), a major Township thoroughfare. Nearby uses along Mullica Hill Road include Heritage Vineyards (located in the Professional Office, PO, District), a CVS Pharmacy, a Dunkin' Donuts, and small office and retail businesses (located in the Village Center District, C-1).

Block 31, Lots 10, 11.05, 11.03, 11.02, 11.01, and 18 are currently single-family residential homes, and are zoned Residential District (R-1) (see Figure 8). Block 31, Lot 11.04, also zoned R-1, is owned by Heritage Vineyards and is used for agricultural purposes for the business (see Figure 9). The purpose of the R-1 is to encourage residential development in harmony with local and regional land use needs.

Proposed Zoning

It is recommended that Block 31, Lots 10, 11.05, 11.04, 11.03, 11.02, 11.0, and 18 be rezoned from R-1 to R-1 with PO-Overlay District, expanding the surrounding PO District. The location of the lots along Mullica Hill Road, a major arterial, is consistent with the access needs required for small office users. In addition, Heritage Vineyards, adjacent to the lots in question, has over 40 acres of active vineyards, a small shop, tasting room, and frequently hosts outdoor events.

The bulk requirements for PO-Overlay are as follows:

- Minimum lot area: 1 acre
- Minimum curb frontage: 125 feet
- Minimum front yard depth: 35 feet
- Minimum side yard width: 20 feet
- Minimum rear yard depth: 50 feet
- Maximum building coverage: 25%
- Maximum impervious surface coverage: 60%

Figure 7. SITE 2: BLOCK 31, Lots 11.01, 11.02, 11.03, 11.04, 11.05, 10, & 18



Figure 8. Existing conditions, Block 31, Lot 11.04 along Mullica Hill Road (US 322)

Source: Google Earth Street View

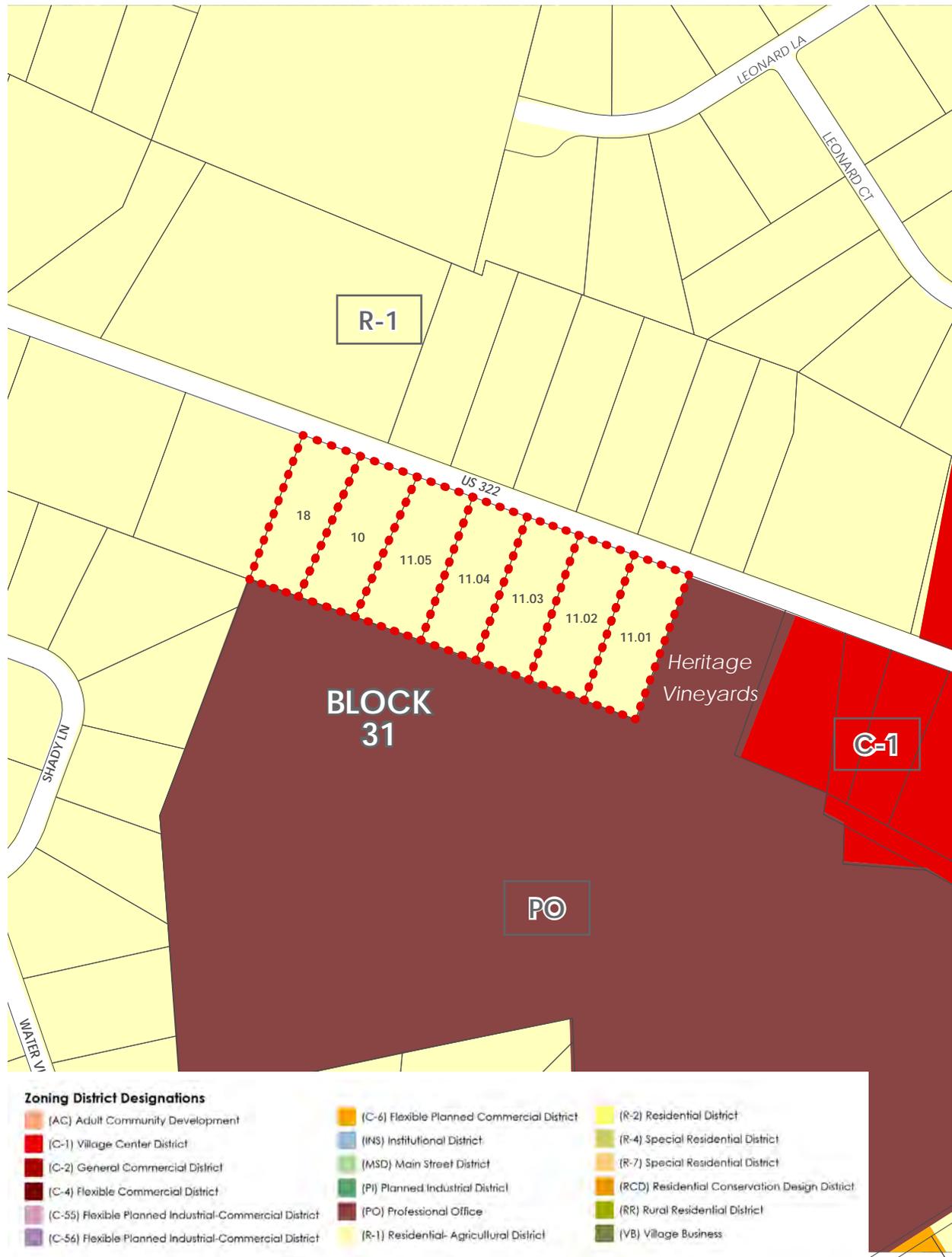


Figure 9. Heritage Vineyards, adjacent to Site 2 Lots on Mullica Hill Road (US 322)

Source: Heritage Vineyards, <http://www.heritagewinenj.com/events/event-gallery/>



FIGURE 10. ZONING, SITE 2: BLOCK 31, Lots 11.01, 11.02, 11.03, 11.04, 11.05, 10, & 18



The Professional Office Overlay District is designed to provide for limited office uses in designated portions of residential districts in the Township of Harrison, which, by virtue of their location with regard to existing infrastructure such as transportation facilities, other businesses, public services, commercial uses in general, and in particular residential uses, and is intended to provide a logical transition in land use that is not incompatible with residential uses. Administrative, executive or professional organizations, manufacturer's representatives, administrative and clerical operations of government, industrial or commercial organizations, or any combination of those are provided for. The zone is designed to prohibit traffic hazards, noise, trucking, and uses not compatible with residential use. Off-street parking located in the rear yard will be encouraged as will the adaptive re-use of existing structures.

Compliance with Master Plan Goals and Objectives

The site conforms to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- 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.
- 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 the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.

Objectives

- 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.
- 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.
- 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.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.

9.0 Minor Subdivision

Currently the Harrison Township provides several qualifying criteria for minor subdivisions (Section 192-63). Among them are limits to 2 lots plus the remainder of the mother lot, no extensions of street or other infrastructure, existing conforming street frontage and item "G" which states that the subdivision of land "does not constitute a subdivision or a resubdivision of any lots, tract, site parcel or other division of land, or portion thereof, which had previously been subdivided within the three years prior to the submission of subdivision application. If such prior subdivisions have taken place, both the prior subdivision and the application for additional subdivision shall be considered a single subdivision application for the purpose of classification". Within the R-1 Zone District non-sewered areas may be developed with minimum lot sizes of one acre and a density of one unit per acres while major subdivisions are limited to a density of one unit per 2 acres. Within the R-2 Zone District, density is one unit per acre and minimum lot size if non-sewered areas is one acre.

The long term impacts of the current ordinance is as follows:

- Every 3 years a large property owner, most likely agricultural property, can create up to 2, one acre, single family development lots plus the remainder mother lot (defined as a minor subdivision) with minimum frontage of 150ft within either the R-1 or R-2 Zone Districts as long as the property has adequate frontage on an existing and improved public road (referred to as a Minor Subdivision).
- Unlike major subdivisions, minor subdivisions do not require extensive site engineering that addresses stormwater management, comprehensive bicycle and vehicle circulation, and public lighting. Therefore if minor subdivisions line the township's arterials, these issues are not resolved in a comprehensive manner. This can impact the township's long term vision for streetscapes along its arterials that include bicycle and pedestrian paths, uniform lighting and, limited driveway curbcuts. Much of the township that is developed as major residential subdivisions have reverse frontages along arterials rather than direct frontages. This limits curbcuts and directs traffic to intersections. And, allows for a comprehensive landscape buffer theme that runs the length of the public arterial.
- The streetscape of the township's arterials is further impacted by the current code's permission that lots created through minor subdivisions may have a front yard setback of 35 ft.

Based on the concerns with minor subdivisions mentioned above, it is recommended that the township ordinance be amended to regulate minor subdivisions in the following manner:

- Density as outlined in the ordinance shall stay unchanged.
- Front yard setbacks for Minor Subdivisions on the R-1 and R-2 zone districts shall be 75 feet.
- Subject to existing conditions stated in the Minor Subdivision Ordinance, and subject additionally to providing a Concept Plan at the time of the initial minor subdivision of the entire parcel under consideration, the property owner shall be permitted one minor subdivision (defined as up to 2, one acre, single family development lots plus the remainder mother lot) every three years. The Concept Plan shall not confer vested rights, but shall be used as a guide for development of the entire tract. With each minor subdivision subsequent to the first subdivision, the property owner shall show consistency with the Concept Plan.
- The Concept Plan shall be prepared using existing data such as: NJDEP wetland maps, USGS topographic information, and documented floodplains.
- The Concept Plan shall be overlaid on a survey of the entire property. The survey is to be prepared by a surveyor licensed in the State of New Jersey.
- The Concept Plan shall provide information such as the following: 1) an orderly layout of residential lots on the entire tract based on relevant zoning regulations, 2) approximate locations and sizes of stormwater management elements, 3) approximate locations of new streets, 4) approximate locations of required buffers (if applicable), 5) approximate locations of Master Plan parks, bicycle and pedestrian paths, and roadways (if applicable).

Compliance with Master Plan Goals and Objectives

The amendment conforms to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- 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.

Objectives

- 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.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.

10.0 Package Liquor Store Location Analysis

In the November 2015 election, Harrison Township voters were asked through referendum whether the Township should allow for a liquor license for establishment selling liquor for off site consumption – otherwise known as a Package Liquor Store. The electorate voted affirmatively. As part of this study we were asked to look at the issue and to recommend the best location for the package liquor store use. Reviewing the goals and objectives of the Master Plan, the appropriate location is one that best serves Harrison residents and is located where higher density mixed use is planned for. The location should have characteristics of a walkable community with strong design standards. In addition to serving the Harrison residents, locating a Package Liquor Store in the mixed-use environment stated above, the location should enhance economic growth providing support for restaurant uses. Based on the goals and objectives that created the PVC Overlay in the Richwood section of the Township, it is recommended that subject to the development standards stated in the zone district, the PVC Overlay area is the appropriate location to permit Package Liquor Stores. The PVC Overlay District provides the specific design standards, mix of uses, density and walkable design conducive to maximizing community and economic benefits of Package Liquor Store as a permitted use. This report finds that Package Liquor Store should be added to the list of permitted uses in the PVC zone district. Further, Taverns as a permitted use should be removed from C-2, C-55, C-4, and the C-56 zone districts as these areas do not meet the characteristics outlined above.

Compliance with Master Plan Goals and Objectives

The recommendation conforms to some of the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

Goals

- 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.
- 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 the planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.

Objectives

- 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.
- 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.
- Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.