

Harrison Township, New Jersey

Redevelopment Plan for Block 29.06: Lot 10

December 11, 2015

Acknowledgements

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Louis Manzo

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Hugh Dougherty, PE

LAND USE BOARD PLANNER

Robert F. Melvin, PP/AICP

prepared by:

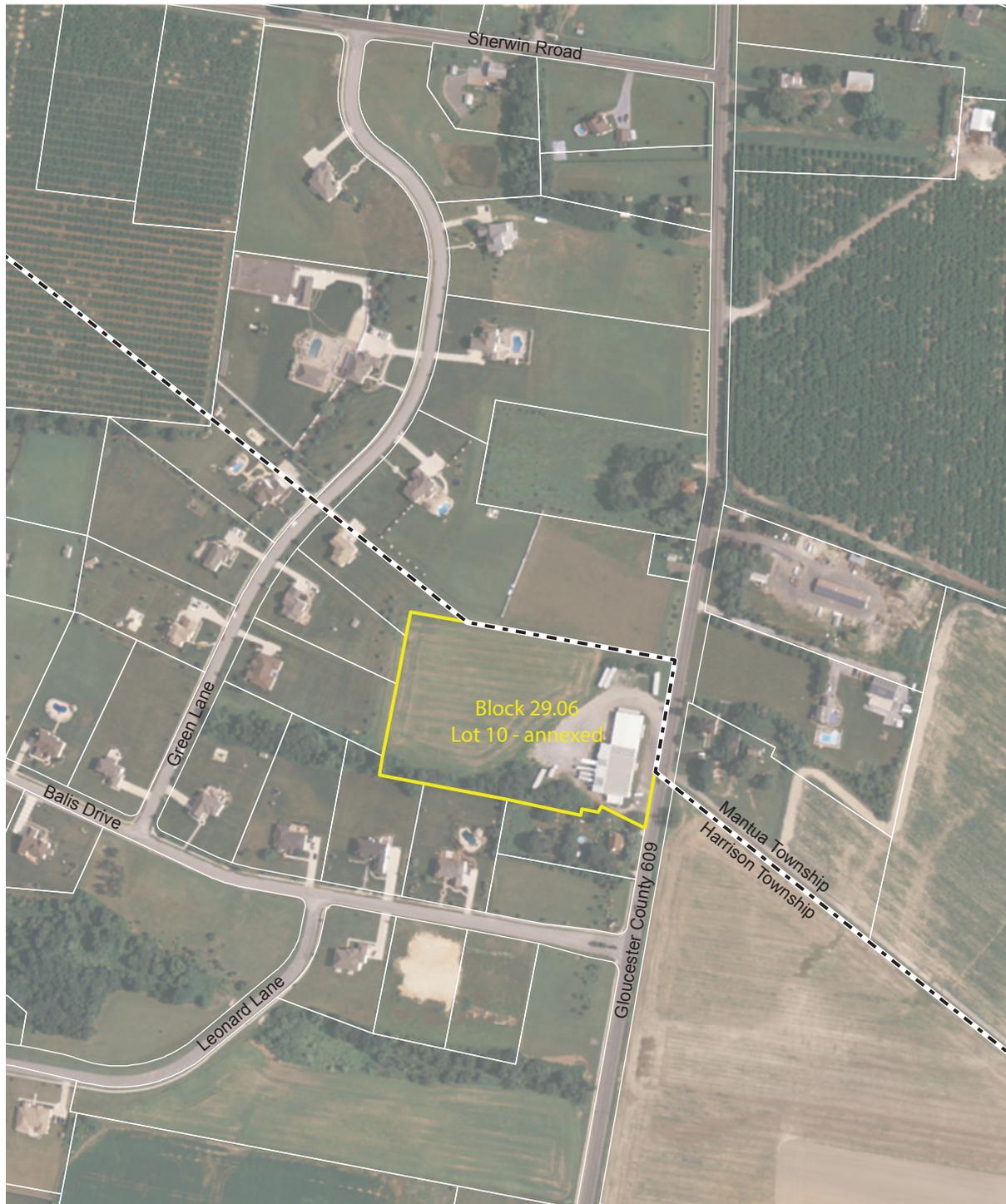


Robert F. Melvin, AICP/PP
NJ Planner License No. 04018

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Figure 1. Aerial of Site



1.0 Introduction

1.1. Description of Site Area

Block 29.06, Lot 10 is located on Barnsboro Road (Gloucester County 609) on the border between Harrison Township and Mantua Township. In 2014, former Block 259 Lot 7 was annexed from Mantua Township and was incorporated into Harrison Township Block 29.06, Lot 10. Figure 1 is current as of the publication of this report.

Block 29.06, Lot 10 ("Study Parcel") is owned by Nanak Produce & Marketing, Inc and currently operates as a fruit distribution center fronting on Barnsboro Road.

Based on aerial photography made available on historicaerials.com, the building was constructed in more than one phase, the majority of which was constructed between 1951-1957.

1.2. Summary of Redevelopment Investigation Findings

The analysis presented within the Preliminary Investigation, authorized by Resolution No. 198-2014 and adopted on November 20, 2014, served as a basis for the recommendation that Block 29.06, Lot 10 qualify as an area in need of redevelopment.

1.2.a. Criterion D

The report concluded that the design and layout of Block 29.06, Lot 10 meet the "D" Criterion due to circulation issues. The site has a poorly designed circulation system, insufficient loading areas, and inadequate facilities for parking large commercial trucks. As a result, trucks are parked haphazardly on site, gravel is often carried into the drive lanes of Barnsboro Rd, and loading/unloading is being performed in spaces not designed for that purposes. The result is a clear risk to those who both work on site and for those who drive past it along Barnsboro Rd (Gloucester County 609).

1.3. Non-Condemnation

Resolution No. 216-2014 authorized the designation of Block 29.06, Lot 10 as a "Non-Condemnation Redevelopment Area" and the findings of this report are consistent with that authorization.

As of 2013, the Legislature required 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."

2.0 Redevelopment Plan

2.1 Redevelopment Program

The redevelopment of the subject site shall substantially conform to the concept site plan and architecture provided in this plan. All elements must be designed to the satisfaction of the Joint Land Use Board.

The overall goal of the Redevelopment Plan and design standards is the redevelopment of Block 29.06, Lot 10. The plan aims to redevelop the site into a maximum 50,000 square foot ground floor modern fruit distribution warehouse facility. Up to an additional 7,500 square feet of usable space may be permitted below grade provided it does not require additional parking.

The Redevelopment Plan intends to allow the development of:

2.1.a Warehouse Building

1. A warehouse facility with a maximum 50,000 square foot footprint.
2. A small office within the warehouse building.
3. Six loading bays for shipping and/or delivery, setback and screened behind the warehouse building and sunken below grade to minimize visual impact of truck loading.
4. A cold storage unit within the warehouse.
5. A possible additional 7,500 square foot of usable space below grade,
6. A screened dumpster area. The dumpster area shall include an 8-foot high masonry wall complimentary to the building architecture.

2.2 Structure and Powers of Redevelopment Entity

Proposals from developers will be requested and reviewed. The Redevelopment Entity shall review such proposals, may request supplemental information, and, at its discretion, determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. All redevelopment agreements will be presented to the Township Committee for review and approval. Once a Redeveloper(s) is/are selected, they are to enter into a redevelopment agreement(s). Said agreement shall require a pilot under the statute.

It is the intent of this Plan that the Redevelopment Entity has the right to designate developers and/or redevelopers who may negotiate with property owners in the redevelopment area to execute the Plan.

3.0 Design Standards

3.1. Architecture

The design and location of all buildings shall be subject to review and approval of the Redevelopment Entity for consistency of the goal that building locations and architecture shall be complimentary to the context of the site and substantially similar to the illustrative drawings in Figures 2 and 3.

Figure 2. Intended Architectural Character

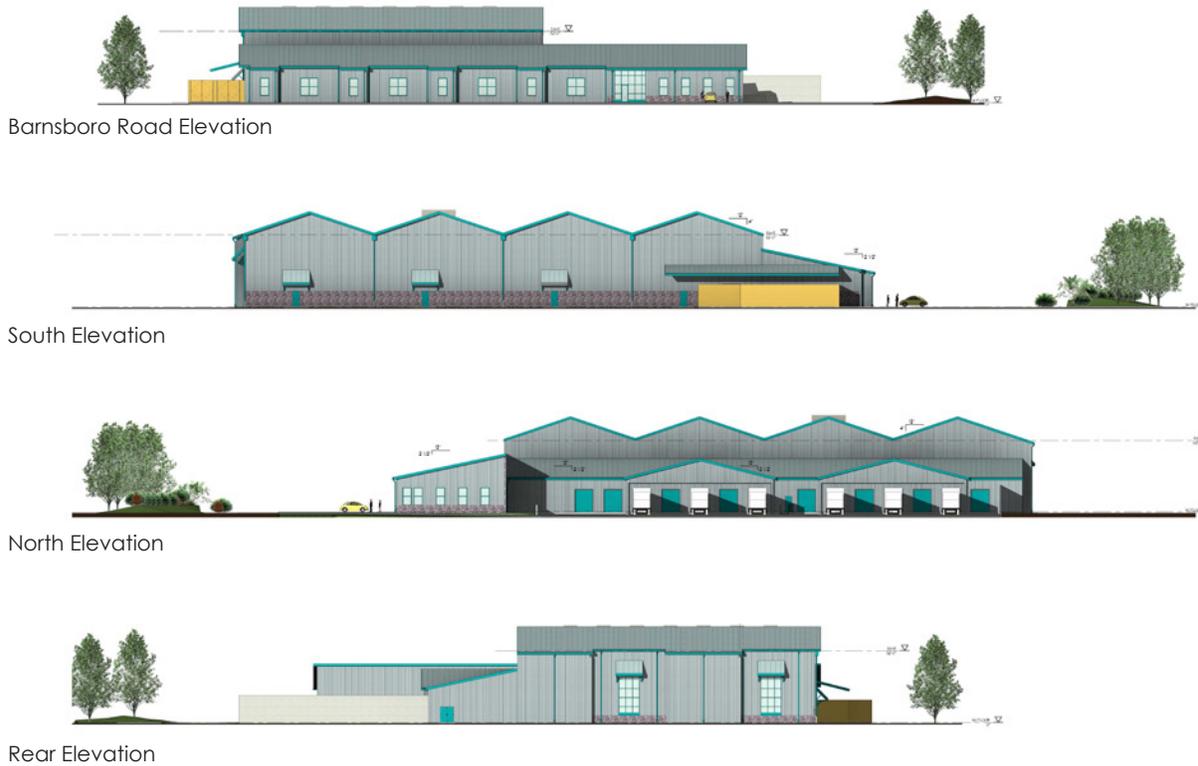
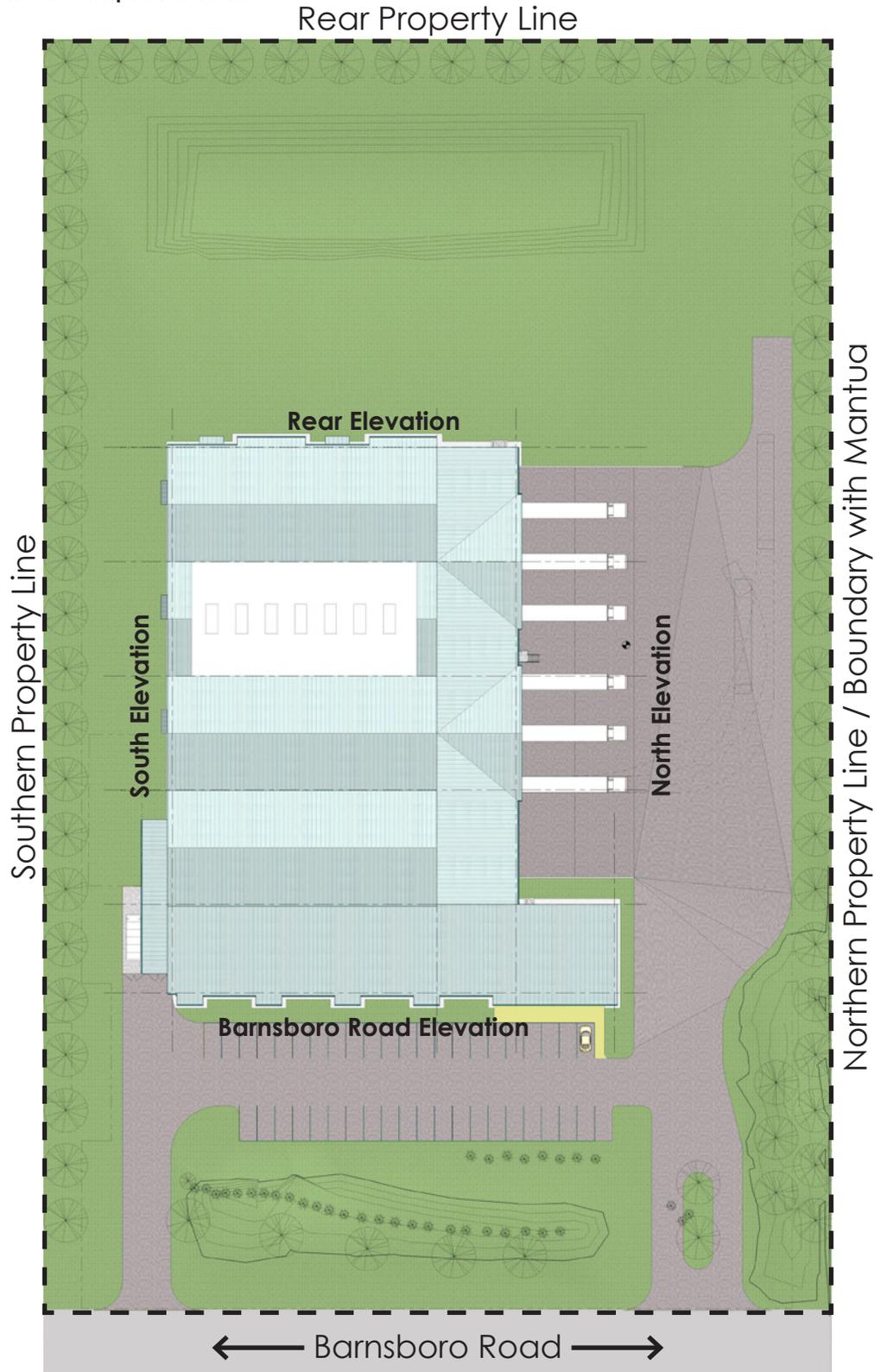


Figure 3. Perspective Rendering from Barnsboro Road



Figure 4. Site Improvements



Site plan not to scale.

3.1.a. Design & Materials

1. Quality design and materials must be provided for all sides on all building and structures proposed for redevelopment, subject to approval by the Redevelopment Entity.

3.1.b. HVAC Units

1. All HVAC (heating, ventilation, and air conditioning) units shall be screened from view to the satisfaction of the Redevelopment Entity.

3.1.c. General Set-Backs: Buildings

1. Building setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. Building Setback Minimums:
 - a. Front Yard Building Setback from Barnsboro Road: Min. 160 feet.
 - b. Side Yard Building Setback (South): Min. 66 feet.
 - c. Side Yard Building Setback (North): Min. 110 feet.
 - d. Rear Yard Building Setback: Min. 200 feet.

3.1.d. General Set-Backs: Parking and Circulation

1. Parking and circulation setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. Ingress and egress:
 - a. There shall be one point of ingress and egress to the subject site along Barnsboro Road to be located a minimum of 50 feet from the southern and northern portions of the property line.
3. Parking and Circulation Setback Minimums:
 - b. Front Yard Parking and Circulation Setback from Barnsboro Road: Min. 85 feet.
 - c. Side Yard Parking and Circulation Setback (South): Min. 50 feet.
 - d. Side Yard Parking and Circulation Setback (North): Min. 50 feet.
 - e. Rear Yard Parking and Circulation Setback: Min. 150 feet.
4. Loading Setback Minimums:
 - f. Front Yard Loading Setback from Barnsboro Road: Min. 200 feet.
 - g. Side Yard Loading Setback (South): Min. 240 feet.
 - h. Side Yard Loading Setback (North): Min. 50 feet.
 - i. Rear Yard Loading Setback: Min. 150 feet.

3.2. Warehouse Building

The design and location of the Warehouse Building shall be subject to review and approval by the Redevelopment Entity.

5. Maximum building height shall be 40 feet to highest point.

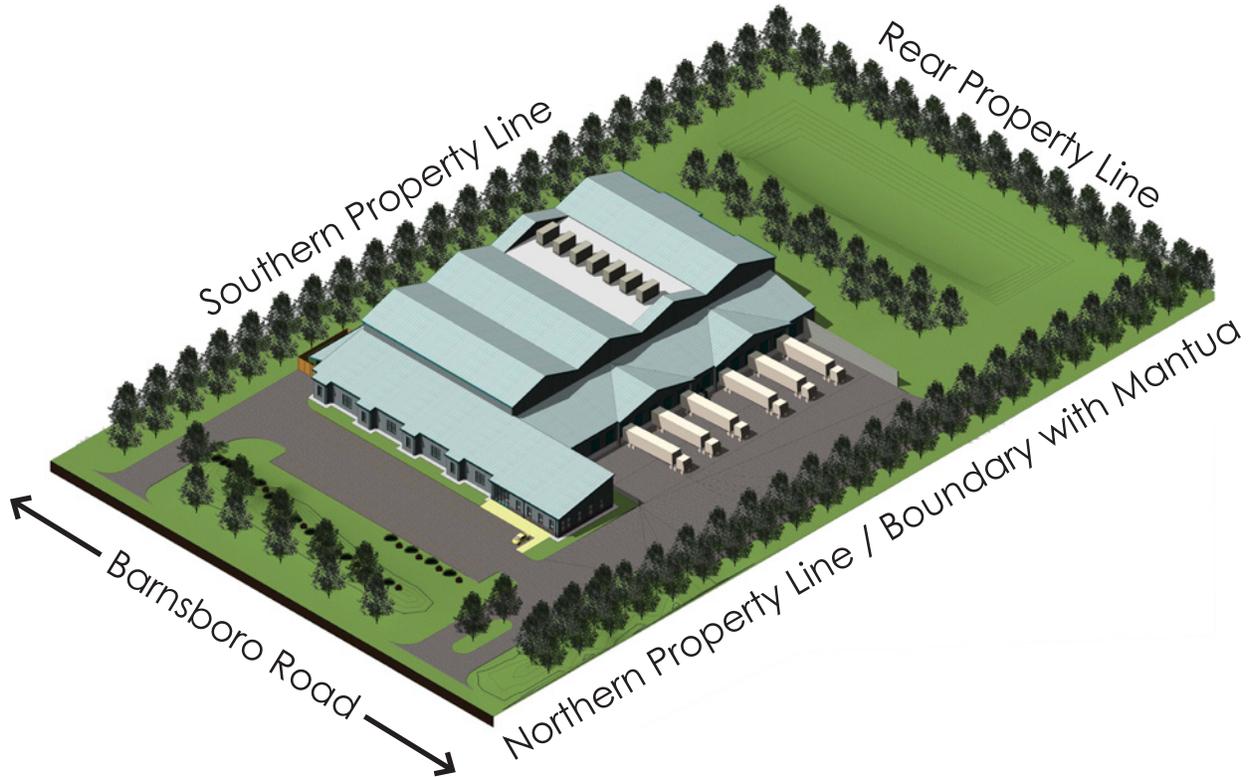
3.3. Hours of operation

Permitted hours of operation shall be from 7am - 7pm.

4.0 General Design Standards

4.1. Buffers

Figure 5. Buffer Locations & Density of Plantings



Buffers shall be designed and implemented to the satisfaction of the Redevelopment Entity, similar in location and concept of plantings to the illustrative drawing in Figure 5. Quality and size of buffers to be determined at site plan review by the Redevelopment Entity as deemed necessary to achieve adequate screening.

1. The minimum front yard buffer shall be 85 feet.
2. The minimum side yard buffer shall be 50 feet.
3. The minimum rear yard buffer shall be 150 feet.

4. The primary purpose of buffers is to significantly reduce or soften views and reduce noise perception along the lot line.
5. The location and design of buffers shall consider the building or parking spaces being screened, its distance from a lot line, and differences in elevation grades.
6. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
7. Buffers shall be identified on site and subdivision plans.
8. Shade trees shall be provided in the buffer area subject to the satisfaction of the Redevelopment Entity.
9. More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease. Quantities and spacing shall be provided to the satisfaction of the Redevelopment Entity.
10. Additional buffering features shall be provided as determined necessary by the Redevelopment Entity. Berms shall be employed in all buffers.
11. The stormwater management areas and associated fencing shall not be permitted to encroach into a buffer area for either the single-family residential development or the assisted living complex. Stormwater management areas shall be landscaped and maintained as a landscape amenity.
12. All buffers and landscape areas, exclusive of the basin, shall be irrigated.

4.2. Site Furniture

Site furniture and lighting shall be designed and implemented to the satisfaction of the Redevelopment Entity.

All elements of site furniture, including--but not limited to--trash receptacles, benches, bollards, etc., shall be black.

4.3. Stormwater Management

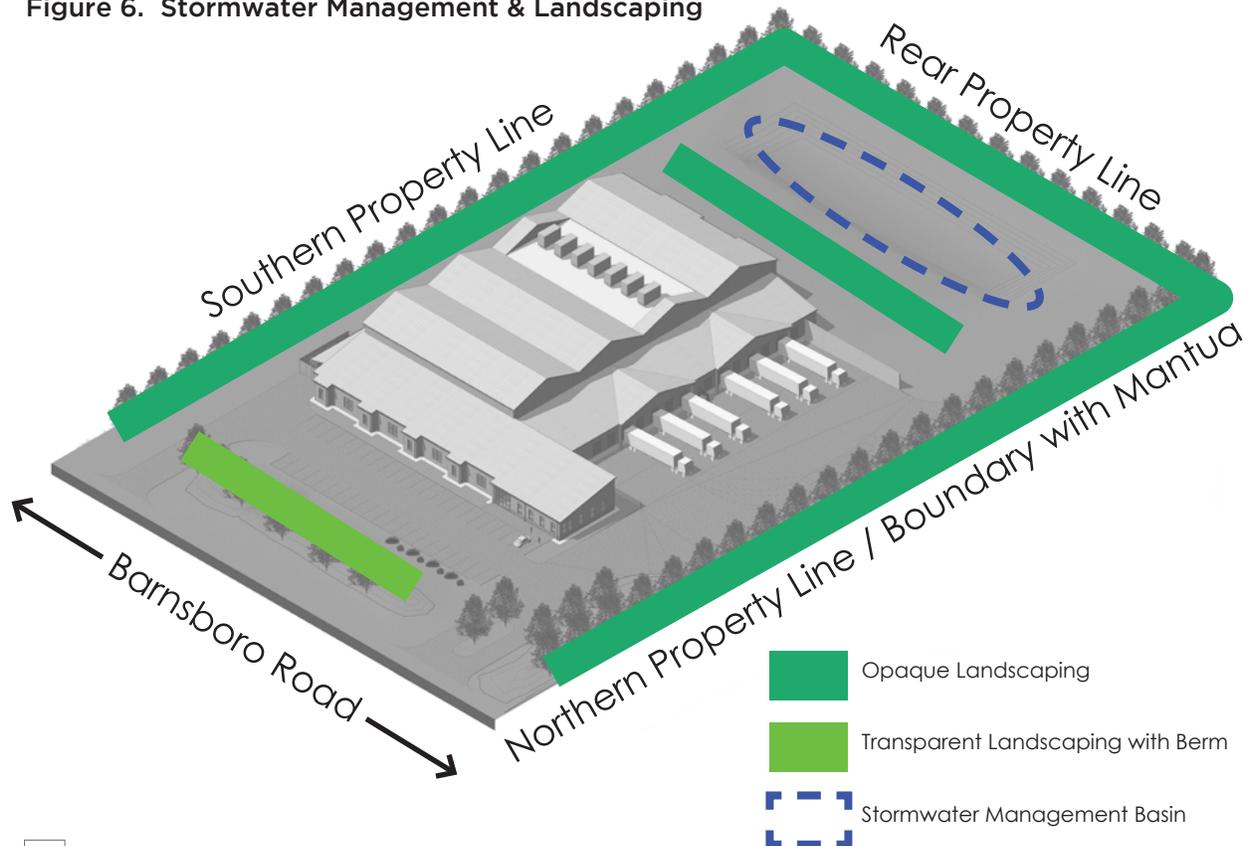
Stormwater management shall be designed and implemented to the satisfaction of the Redevelopment Entity.

Figure 6 illustrates the approximate location of the stormwater management requirements on the Redevelopment Site.

1. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:

- a. Preservation of natural areas.
 - b. The use of native ground covers.
 - c. The use of vegetative filters and buffers.
 - d. Minimizing parking and driveway areas.
 - e. Minimizing impervious surfaces.
 - f. Providing disconnects between impervious areas.
 - g. The use of vegetated roofs.
 - h. The use of porous paving materials.
 - i. The use of vegetated conveyance systems (swales and channels). Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout a site and provide ways to more closely mimic the sites pre-developed hydrology. Included in this category are items such as drywells, infiltration systems, bio-retention basins and both surface and sub-surface detention basins.
2. The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features, fencing, and landscaping which creates an attractive visual appearance. Due to the locations of the basins in full public view, basins are required to be aesthetically designed and landscaped to the Redevelopment Entity's satisfaction.

Figure 6. Stormwater Management & Landscaping



If fencing is deemed necessary by the redevelopment Entity it will be durable black metal picket or 3-rail wooden fences with wire mesh to surround a basin to accentuate visually prominent basin locations and to promote safety.

4.4. Site Landscaping

Site landscaping shall be designed and implemented to the satisfaction of the Redevelopment Entity.

Figure 6 illustrates the approximate location of the landscaping requirements on the Redevelopment Site.

4.4.a. Opaque Landscaping

1. Opaque landscaping shall be located along residential lots on the southerly, northerly, and rear property lines.
2. Berms shall be used as needed to achieve buffering.
3. Generally, Landscaping shall have an 8' minimum height requirement.
4. Landscaping shall provide complete visual screen.
5. Landscaping shall have undulating plant groups/masses.
6. Landscaping shall have a sharp transition between internal/external landscape.

4.4.g. Transparent Landscaping

1. Transparent landscaping shall be located along Barnsboro Road.
2. Landscaping shall include a berm between ingress and egress points to the site.
3. Except for deciduous trees, landscaping shall be a minimum of 3.5' and maximum of 4' in height at time of planting to provide transparency from the street.
4. Landscaping shall provide an implied visual screen.
5. Landscaping shall have layered plant groups/masses.
6. Landscaping shall have a "natural" transition between internal/external landscape.

4.5. Loading, Refuse Collection, and Service Utility Areas

1. Idling of trucks or exterior storage of trucks shall not be permitted.
2. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened to reduce visibility from any neighboring property or adjacent street. The required method of screening shall consist of 8 foot tall brick or masonry walls. Provisions must be made for handling all freight and collection on those sides of the buildings which do not face a public view. A buffered landscape strip shall be required where necessary. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.

3. All containers shall be visually screened with both a durable, noncombustible enclosure and evergreen trees and shrubs, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted in a side setback or between a street and the front of a building.
4. Bollards, if necessary, shall be black. Gates, at the discretion of the redevelopment Entity, shall be heavy duty steel to look like board-on-board, painted black.
5. Areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 35 feet to a property line.
6. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts at the lot line of any adjoining residential property or district. Noise impacts shall be required to meet Township and State requirements. The applicant shall provide an effective litter management plan, subject to Redevelopment Entity review and approval. Such management plan shall be submitted with an application for preliminary approval.
7. Idling of vehicles shall be prohibited.
8. Trailers used for storage shall be prohibited.
9. Loading areas on the northerly side of the site shall be sunk into the ground to minimize truck height.

4.6. Lighting

1. All lighting shall be directed down.
2. Light cut-offs or shields shall be provided as directed by the joint land use board or its representative.
3. Light fixtures shall be subject to approval by the Redevelopment Entity.

4.7. Signage

1. As part of the initial site plan for the project, a comprehensive sign package shall be provided for review and approval of the Redevelopment Entity. The package shall address type, size, location, materials, and colors of all signs. The approved packages shall be the requirements for all initial and subsequent tenants of the site.
2. Windows of all buildings shall be kept clean of all signage of any type unless approved by the Redevelopment Entity. There shall be no signage of any type visible on or through windows.
3. Windows shall be kept free and clean of all storage functions for a distance of ten (10') feet into the warehouse.
4. Signs shall be indirectly lit. Color, size, location, number and type shall be subject to approval by the Redevelopment Entity.

5.0 Administrative

5.1. Property Acquisition

Block 29.06, Lot 10 was declared to be a “Non-Condemnation Redevelopment Area” in the Preliminary Redevelopment Investigation Report.

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.”

5.2. PILOT

As a requirement of this Redevelopment Plan, the redeveloper shall enter into a PILOT agreement with the Redevelopment Entity upon successful negotiation of said PILOT.

5.3. Relocation of Displaced Residents and Businesses

Township officials will have no need for temporary or permanent relocation of businesses and/or residents, as the lots are held privately, and any occupants shall be protected under landlord-tenant contracts and statutes.

5.4. Infrastructure and Public Improvements

5.4.a. Sewage

Block 29.06, Lot 10 falls outside of the Township's Sewer Service Area and shall be served by an on-site septic system.

5.4.b. Water

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties and shall be provided at the developer's expense.

5.4.c. Other Utilities

Any new utility lines constructed to serve the Block 29.06, Lot 10 Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances and shall be at the developer's expense.

5.4.d. Affordable Housing

All applications for development for the Study Parcel shall comply with all state and local laws as they relate to low and moderate income housing.

5.5. Relationship to Other Plans

5.5.a. Relationship to Other Municipal Plans

Block 29.06, Lot 10 shares its northern property line with the border of Mantua Township. This Redevelopment Plan, as it is substantially a reconfiguration of an existing use, will bring the site into better conformance with Township standards and will be consistent in scale, form, and site amenities such as buffers and stormwater management.

5.5.b. Relationship to County Master Plan

Gloucester County last updated its master plan in 1982. The Development Management Plan Map contained in the master plan shows that Block 29.06, Lot 10 fall into a growth area, limited growth area, rural agricultural area, and environmentally sensitive area. The map is considered a means of managing future growth rather than restricting it. "It is assumed capable of accommodating all future growth that is expected to occur in the County, but reflects a desire to direct this growth near or within areas of existing development." (p. 75)

More recently, Gloucester County submitted its response to the 2004 Preliminary State Development and Redevelopment Plan in a document entitled Final County of Gloucester Cross Acceptance Report (April 2005). In it, the County's position with regard to the State Plan Policy Map expands the Planning Area 2 designation around the redevelopment site. Thus, despite the varied growth management designations assigned to this area in the Development Management Plan, the County's more recent report acknowledges that this area in its entirety is appropriately designated for growth.

5.5.c. Relationship to State Development and Redevelopment Plan

The redevelopment plan for Block 29.06, Lot 10 is consistent with the policies associated with the State Plan Policy Map. Planning Area 2, the Suburban Planning Area, encompasses the site in question. PA 2 is intended to "Provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns." (2001 State Plan, p. 186)

Harrison Township is reversing the trend toward low density "sprawl" by ensuring the development, to the greatest extent possible, does not occur on undeveloped lands and natural sites in the Township. The planned development will meet the criteria for center-based growth as defined in the State Plan.

5.5.d. Relationship to Development Regulations of the Municipality

The regulations set forth in this Redevelopment Plan will supersede the existing zoning for the entirety of Block 29.06, Lot 10. This Plan creates no conflict with existing local development regulations.

The goals of this redevelopment plan are derived directly from the Township Master Plan policy and goal statements. The objectives are derived from applicable master plan elements.

5.6. General Provisions

5.6.a. Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 29.06, Lot 10) as identified, discussed, and outlined in this document.

5.6.b. Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

5.6.c. Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

6.0 Appendices

Appendix A - Resolution No. 198-2014

RESOLUTION NO. 198-2014

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 LOT 10 IN BLOCK 29.06 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFIES 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 (Lot 10 in Block 29.06) 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-Condensation 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 29.06, Lots 10, 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 direct 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 29.06, Lots 10, is a "Non-Condensation 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

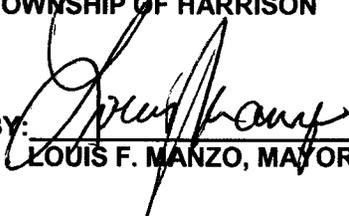
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

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 October 20, 2014.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

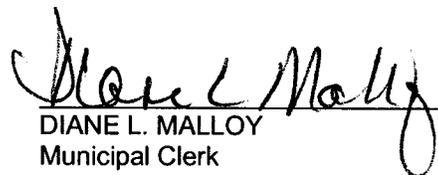
ATTEST:


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 October 20, 2014 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk

Appendix B - Resolution No. 42-2014

RESOLUTION NO. 42-2014

**RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD
RECOMMENDING TO THE GOVERNING BODY OF THE
TOWNSHIP OF HARRISON
THAT BLOCK 29.06, LOT 10 ON THE HARRISON TOWNSHIP TAX MAP
BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1, *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, by way of Resolution No. 198-2014, adopted October 20, 2014, the Mayor and Committee of the Township of Harrison authorized and directed the Harrison Township Joint Land Use Board (“Board”) to conduct a preliminary investigation to determine whether the area consisting of land designated as Block 29.06, Lot 10 as shown on the Harrison Township Tax Map (the “study area” or “property”), meets the criteria set forth in the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, as required by Section 6 of the Redevelopment Law, Township Resolution No. 198-2014 specifies that a redevelopment area designation of the lands shall be a Non-Condemnation Redevelopment Area such that the Township may use all those powers provided by the Legislature for use in a redevelopment area, other than the use of the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, *et seq.*; and

WHEREAS, the Board authorized and directed its planning consultant, Robert F. Melvin, AICP/PP, to conduct a preliminary investigation to determine whether the study area, or any part thereof, meets the requirements of the Redevelopment Law and should be designated as an area in need of redevelopment; and

WHEREAS, the Board received the report of the Board Planner, dated October 28, 2014, including a map showing the boundaries of the area being considered for redevelopment, along with the investigation study and findings of the Board Planner, a copy of which is attached hereto as Exhibit “A” and made a part hereof; and

WHEREAS, in accordance with the procedural requirements of the Redevelopment Law, the Board ordered that the map and investigation report be on file with the Board Secretary a minimum of ten days prior to the hearing and were made available for inspection by interested parties and the public; and

WHEREAS, a public hearing was held on November 20, 2014, after proper notice in full compliance with State statute, wherein the investigation report was presented and explained to the Board and the public, and the Board and public had an opportunity to comment and be heard regarding the potential designation of the study area as an area in need of redevelopment; and

WHEREAS, during the hearing, the Board considered the testimony of the following witness(es): Robert F. Melvin, AICP/PP, Board Planning Consultant, and Dale T. Taylor, Esquire, counsel for the property owner; and

WHEREAS, the Board reviewed the investigation report, heard the oral presentation of its professionals, and considered the comments and presentation of the public, if any; and

WHEREAS, based upon the foregoing, the Board makes the following findings:

1. The study area consists of a 7.51± acre parcel located at 700 Barnsboro Road (Gloucester County Route 609). By adoption of Ordinance No. 31-2014 on October 20, 2014, a 1.279± acre parcel formerly designated as Block 259, Lot 7 in Mantua Township was annexed by the Township of Harrison and incorporated into existing Lot 10. The study area comprises the entirety of the tract.
2. The property is owned by Nanak Produce & Marketing, Inc., and currently operates as a fruit distribution center. The property is improved with a one-story, 15,000± square foot, masonry block, cold storage building constructed in or about the 1950s (with later additions), and a crushed stone driveway along the front and rear sides of the building.
3. The property is located in the R-1 Residential zoning district. The current use is not permitted under current zoning. Neighboring land uses are primarily residential and agricultural in nature.
4. The property has a poorly designed circulation system, insufficient loading areas and inadequate facilities for parking large commercial trucks. As a result, trucks are parked haphazardly on site or stacked along Barnsboro Road, gravel from the lot is often carried into the drive lanes of Barnsboro Road, and loading/unloading is being performed in places not designed for that purpose.
5. Based upon the investigation report and the testimony provided by the Board Planner during the hearing, the Board finds and determines that the study area meets the criteria for designation as an area in need of redevelopment as set forth in the Redevelopment Law. Specifically:
 - a. A large volume of truck traffic, including 18-wheeled vehicles, load and unload at the site weekly. However, the building and site improvements are not designed to accommodate this level of traffic.
 - b. The design and layout of the building is obsolete and does not accommodate the large amount of traffic needed to properly operate a distribution center.
 - c. It is noted that the three loading areas in front of the building are fenced off to prevent use, as there is insufficient distance between the building

and Barnsboro Road to accommodate the size of the trucks. As to the rear loading bays, they are inadequate in both quality and quantity. The loading docks are not designed at the proper height to accommodate certain of the trucks, and the facility is operating beyond its capacity as demonstrated by the number of parked trucks often observed at the site and the fact that loading/unloading occurs in the parking area.

- d. There is no adequate location for parking or storing vehicles/trailers that are not involved in loading or unloading.
 - e. Parking is often done in a haphazard fashion, impeding circulation throughout the site and posing a threat to people walking and driving around the site.
 - f. Additionally, the lot is not paved. The high volume of truck traffic results in a large amount of gravel being carried into the drive lanes of Barnsboro Road, posing a threat to bicyclists and motorcyclists passing the site.
6. Due to the nature, type and extent of detriments with the on-site circulation system and loading areas, the property creates serious risks to the safety, health and/or welfare of the community. Because of the conditions identified herein, the property meets the criteria set forth in N.J.S.A. 40A:12A-5.d (criteria "d").

WHEREAS, for the foregoing reasons, the Board finds that the study area, comprised of the lands designated as Lot 10 in Block 29.06, meets the established threshold of eligibility under the statutory criteria of the Redevelopment Law, and is therefore suitable to be declared an area in need of redevelopment; and

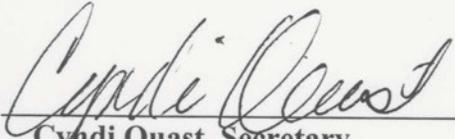
NOW, THEREFORE, BE IT RESOLVED by the Harrison Township Joint Land Use Board, as follows:

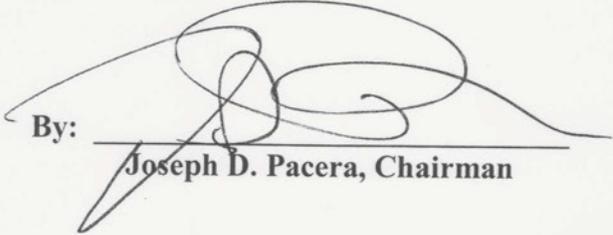
1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. Having made the findings set forth above, it is hereby recommended to the Mayor and Committee of the Township of Harrison that the lands identified as Block 29.06, Lot 10 be considered and designated as an area in need of redevelopment and that the governing body take such actions as may be necessary, after public notice and hearing, to make said determination according to law.
3. The Board also recommends that the Mayor and Committee authorize and direct the Harrison Township Joint Land Use Board to prepare a redevelopment plan, for consideration by the Governing Body of the Township of Harrison, which will set forth the goals and objectives for this redevelopment area and outline the actions to be taken to accomplish these goals and objectives.

4. A copy of this Resolution shall be forwarded to the Township Administrator and Municipal Clerk for distribution to the Harrison Township Committee.

ATTEST:

**HARRISON TOWNSHIP JOINT
LAND USE BOARD**

By: 
Cyndi Quast, Secretary

By: 
Joseph D. Pacera, Chairman

The foregoing Resolution was adopted at a regular meeting of the Harrison Township Joint Land Use Board on December 4, 2014.


Cyndi Quast, Secretary

RESOLUTION NO. 216-2014

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
DESIGNATING PORTIONS OF THE TOWNSHIP OF HARRISON (BLOCK 29.06, LOT 10)
AS A NON-CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., authorizes the governing body of any municipality, by Resolution, to determine whether, according to the criteria set forth therein that any area of the municipality is an area in need of redevelopment, and that, where warranted by consideration of the overall conditions and requirements of the community, the finding of need for redevelopment may extend to the entire area of the municipality; and

WHEREAS, the Governing Body has determined that the following Block and Lot within the municipality satisfy one, or more, of the criteria set forth in N.J.S.A. 40A:12A-5: Block 29.06, Lot 10; and

WHEREAS, the Governing Body has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described areas within the municipality; and

WHEREAS, on October 20, 2014, the Governing Body adopted Resolution No. 198-2014 authorizing the Joint Land Use Board to conduct a preliminary investigation to determine whether the aforementioned property is an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

WHEREAS, on November 20, 2014, pursuant to N.J.S.A. 40A:12A-6, the Harrison Township Joint Land Use Board conducted a public hearing; considered the Preliminary Redevelopment Investigation Report dated October 28, 2014 from the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, entitled "Preliminary Redevelopment Investigation of Block 29.06, Lot 10", attached hereto; and reviewed and considered the proposed Resolution designating an area, or areas, of the municipality in need of redevelopment as well as considered the evidence presented to the Joint Land Use Board regarding satisfaction of the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on November 20, 2014, the Joint Land Use Board concurred with the Governing Body's determination and recommended that the delineated area be a non-condemnation redevelopment area since the following Block/Lot satisfy the criteria set forth in N.J.S.A. 40A:12A-5: Block 29.06, Lot 10.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Harrison, that Block 29.06, Lot 10 within the municipality is designated as an area in need of redevelopment according to the criteria of N.J.S.A. 40A:12A-5; specifically the statutory criterion identified in N.J.S.A. 40A:12A-5(d) as follows:

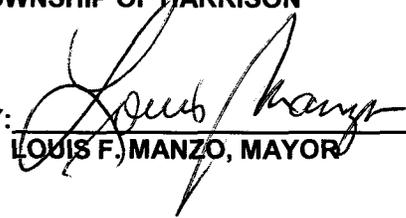
- a. A large volume of truck traffic, including 18-wheeled vehicles, load and unload at the site weekly. However, the building and site improvements are not designed to accommodate this level of traffic.
- b. The design and layout of the building is obsolete and does not accommodate the large amount of traffic needed to properly operate a distribution center.
- c. It is noted that the three loading areas in front of the building are fenced off to prevent use, as there is insufficient distance between the building and Barnsboro Road to accommodate the size of the trucks. As to the rear loading bays, they are inadequate in both quality and quantity. The loading docks are not designed at the proper height to accommodate certain of the trucks, and the facility is operating beyond its capacity as demonstrated by the number of parked trucks often observed at the site and the fact that loading/unloading occurs in the parking area.

- d. There is no adequate location for parking or storing vehicles/trailers that are not involved in loading or unloading.
- e. Parking is often done in a haphazard fashion, impeding circulation throughout the site and posing a threat to people walking and driving around the site.
- f. Additionally, the lot is not paved. The high volume of truck traffic results in a large amount of gravel being carried into the drive lanes of Barnsboro Road, posing a threat to bicyclists and motorcyclists passing the site.

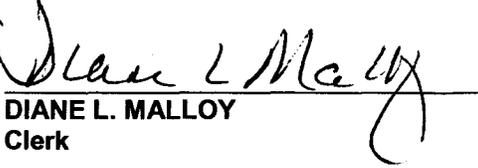
BE IT FURTHER RESOLVED, that the Redevelopment Area is a Non-Condemnation Redevelopment Area and that this redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the delineated area.

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

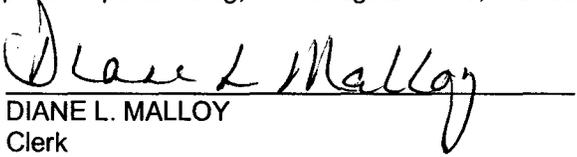
ATTEST:


 DIANE L. MALLOY
 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
 Clerk