

Harrison Township, New Jersey

Redevelopment Plan for Block 34.03, Lot 43
and the former Walters Road R.O.W.

August 21, 2014

Updated

June 23, 2016 to reflect Ordinance No. 32-2014
(Appendix 5.1.)

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Acknowledgements

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Robert F. Melvin, PP/AICP

prepared by:



Robert F. Melvin, AICP/PP
NJ Planner License No. 04018
April 1, 2014

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Figure 1. Aerial of Site



1.0 Introduction

1.1 Introduction

This Redevelopment Plan describes the standards and procedures for the redevelopment of Block 34.03, Lot 43 and the former Walters Road R.O.W. as specified in the Harrison Township Preliminary Redevelopment Investigation document adopted by the Joint Land Use Board on March 20, 2014, by Resolution #9-2014 recommending to the Governing Body the following Blocks and Lots be designated as an Area in Need of Redevelopment:

- Block 34, Lot 44
- Block 34.03, Lot 43
- Block 57, Lot 1
- the former Walters Road between Mullica Hill Road (Rt. 322) and Theresa Drive (relocated)

The Governing Body adopted the Joint Land Use Board recommendations per Resolution 97-2014. Whereas the preliminary investigation concluded that the specified area in Harrison Township, Gloucester County, New Jersey qualified to be declared an "Area in Need of Redevelopment", this document will set forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper for Block 34.03, Lot 43 and the former Walters Road.

1.2 Description of Site Area

As shown in **Figure 1. Aerial of Site** The subject site is located at the corner of Mullica Hill Road and the new Route 322 Bypass. Prior to construction of the Route 322 Bypass, the land area that encompasses Block 34.03 Lot 43 was part of a larger parcel of farmland owned by Hazelton S / the Estate of c/o Erhardt C. Due to the construction of the Route 322 Bypass, Block 34.03, Lot 43, a 3.25 acre area, is no longer in use. This parcel was the former site of the estate's farmhouse, which was cleared to make room for the Route 322 Bypass construction. The Walters Road R.O.W. between Mullica Hill Road (Rt. 322) and Theresa Drive lies at the west side of Block 34.03 Lot 43. This area is vacant and is the abandoned bed of a former roadway which was removed when the Route 322 Bypass was constructed. Block 34.03 Lot 43 falls within the R-1 zoning district, permitting primarily low density residential uses.

The subject site is adjacent to single-family home developments to the west and south, by farmland to the east, and lies adjacent to an active recreation facility to the north. Mullica Hill Road is a major east-west roadway that connects with Route 55 to the east and to the Commodore Barry Bridge into Pennsylvania to the west. The recently constructed Route 322 Bypass serves to redirect additional traffic and trucks around the historic village of Mullica Hill. The Village of Mullica Hill lies a few miles to the west of the study area along Mullica Hill Road.

1.3. Summary of Redevelopment Investigation Findings

The Preliminary Investigation conducted during March of 2014 concluded that the subject site is qualified as an Area in Need of Redevelopment based on the applicability of Statutory Criterion “D” as per New Jersey’s Local Redevelopment and Housing Law. This determination was found to be supported by the following factors described in the Preliminary Investigation:

- Construction of the Route 322 Bypass severed Block 34.03 Lot 43 from a larger, adjacent farmland parcel, making this new lot prohibitively difficult to access and develop.
- Following construction of the Route 322 Bypass, Block 34.03 Lot 43 now sits at the crux of a major four-way intersection that complicates access to the site.
- The former Walters Road was removed following construction of the Route 322 Bypass, and now sits vacant within the former right-of-way. The Preliminary Investigation recommended that this right-of-way be included into a redevelopment plan for this lot to allow for access to the site.
- The vacant land that now sits at the location of the former Walters Road, and Block 34.03 Lot 43, is a detriment to the surrounding residential community.

1.4. Redevelopment Goals and Objectives

Township Master Plan

The most recent Master Plan Reexamination was completed in 2013. 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.

1.4.a. Township Goals for Planning and Development

- 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.
- 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.
- 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.

- 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.

1.4.b. Employment Objectives

- 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.

Bicycle and Pedestrian Master Plan

The Bicycle and Pedestrian Master Plan coordinates bicycle and pedestrian improvements to create a holistic Township-wide system connecting residents and visitors of the Township to their desired destinations.

This Redevelopment Plan supports the following goals of the Bicycle and Pedestrian Master Plan:

- Reduce necessary automobile trips by improving mobility options in the Township.
- Promote a healthy lifestyle for the entire community.
- Improve community connectedness through enhanced access to destinations.

2.0 Site Development

2.1. Development Program

The overall goal of the Redevelopment Plan is to put the subject site back into productive use in a manner that meetings the Township's goals while fostering a compatible land use for the reconfigured circulation pattern surrounding the site. The development program for the site will include a medical office, stormwater basin, parking area, attractive landscaping/buffering, and a multi-modal on-site and off-site circulation system.

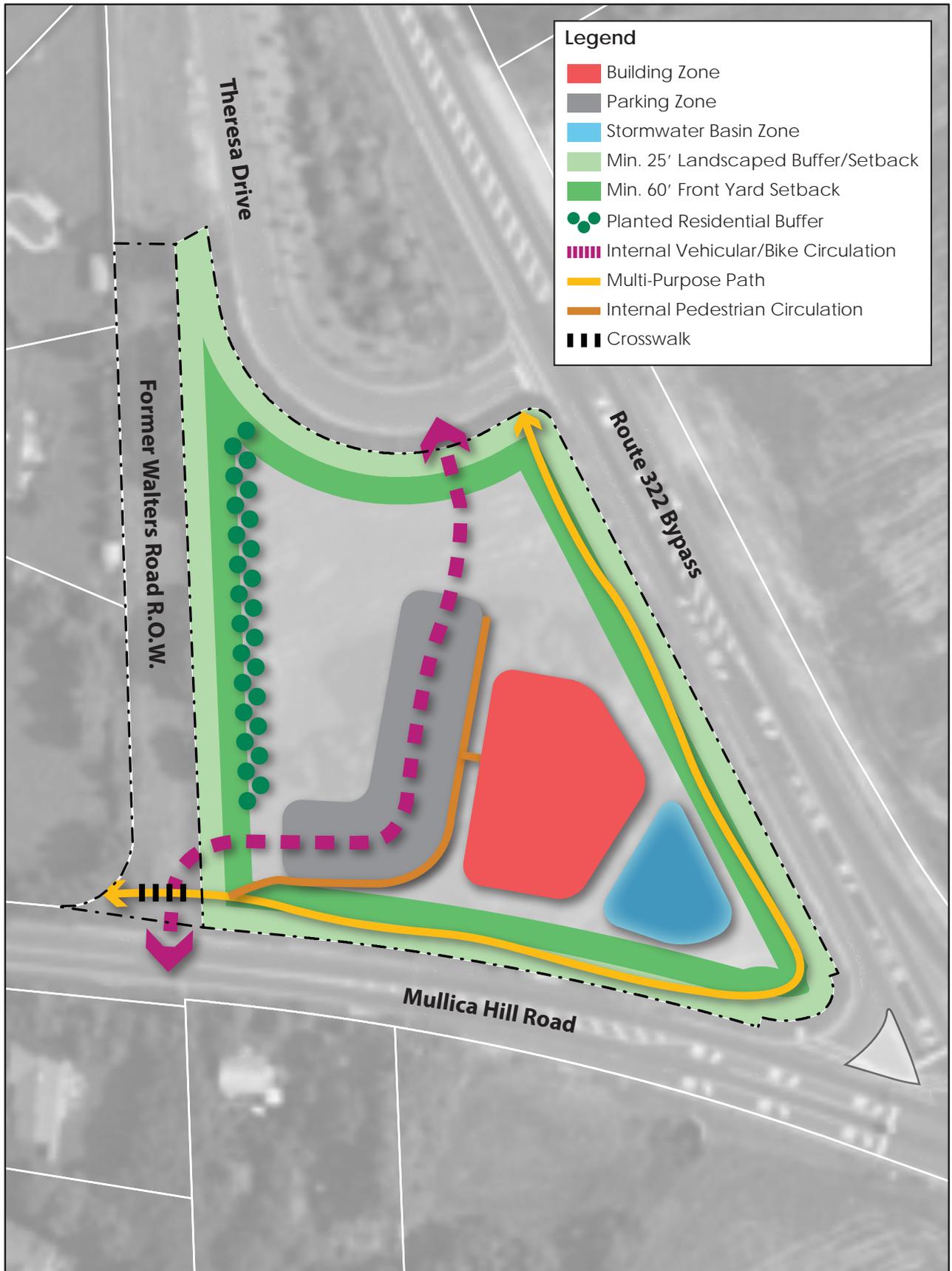
The development program shall include an office building at a minimum of 17,000 square feet and a maximum of 23,000 square feet. The building shall be two (2) stories tall.

Updated Development Program: Per Ordinance No. 32-2014 (Appendix 5.1.), the development program of this redevelopment plan is amended to the following: The development program for the site shall include an office building at a minimum of 11,000 square feet and a maximum of 17,000 square feet. The building shall be one (1) or two (2) stories tall.

2.2. Bulk Standards

1. Permitted Principal Uses:
 - a. Medical Offices
 - b. Professional Offices
2. Permitted Accessory Uses:
 - a. On-Site Parking
 - b. On-Site Stormwater Management
 - c. Bicycle / Pedestrian Circulation Elements
3. Lot Requirements
 - a. Minimum lot area: 3 acres
 - b. Minimum lot width: 200 feet
4. Building Setbacks & Height
 - a. Minimum setback along Route 322 Bypass: 60 feet
 - b. Minimum setback along Theresa Drive: 100 feet
 - c. Minimum setback along the Former Walters Road ROW: 100 feet
 - d. Minimum setback along Mullica Hill Road: 60 feet
 - e. Maximum building height: 35 feet
5. Buffers
 - a. Minimum landscaped buffer along all street right-of-ways: 25 feet

Figure 2. Site Design Illustrative Diagram



NOTE: Quality and design of all improvements to be subject to Joint Land Use Board approval.



0 50 100 200 Feet

6. Parking
 - a. Parking shall meet Section 225-86 of the Harrison Township Land Use Code.
 - b. Minimum parking stall size: 9 feet x 18 feet
7. Multi-Purpose Path Requirements along Mullica Hill Road and Route 322 Bypass
 - a. Path should accommodate two-way travel
 - b. Minimum width of path: 8 feet
 - c. Minimum graded area on each side of path: 2 feet
 - d. Landscaping in the form of shrubs and deciduous street trees shall be employed on the sides of paths to provide both regulation of the micro-climate and a physical and psychological separation between the path users and vehicular traffic.
 - e. Minimum distance of path from roadway: 10 feet
 - f. Bituminous paving shall be used for primary path surface

2.3. Design Standards: Architecture

The design and location of all buildings shall be subject to review and approval of the Joint Land Use Board for consistency of the goal that building locations and architecture shall be complimentary to the context of the site.

1. Architecture
 - a. Permitted materials on facades include glass and masonry materials.
 - b. A minimum of 18% of all facades shall be glass.
 - c. Building shall be masonry construction to be approved by the Joint Land Use Board.

2.4. Design Standards: Site Plan

2.4.a. Buffers

Buffers shall be designed and implemented to the satisfaction of the Joint Land Use Board. Quality and size of buffers to be determined at site plan review by the Joint Land Use Board.

2.4.b. Site Furniture

Site furniture and lighting shall be designed and implemented to the satisfaction of the Joint Land Use Board.

2.4.c. Stormwater Management

Stormwater management shall be designed and implemented to the satisfaction of the Joint Land Use Board with the requirement that it shall be a landscape amenity and its size and visual impact be softened through the use of strategic landscape treatment.

2.4.d. Site Landscaping

Site landscaping shall be designed and implemented to the satisfaction of the Joint Land Use Board.

2.4.e. Signs

1. Signs shall be designed and implemented to the satisfaction of the Joint Land Use Board.
2. All facade signs, where lit, shall be indirectly lit through the use of gooseneck fixtures pointing down.
3. All free-standing signs shall be indirectly lit.
4. One free standing sign is permitted along each of the two street frontages (i.e. Route 322 Bypass and Mullica Hill Road). Freestanding signs are not to exceed eight feet in height and 30 square feet in area.

A sign at the vehicular entrance at Theresa Drive may be substituted for one of the two signs referenced above, subject to Joint Land Use Board approval.

6. Freestanding signs shall be setback a minimum of 15 feet from the R.O.W.
7. The total of all facade signs shall be limited to a total of 50 square feet in area with no single sign to exceed 30 square feet.
8. Facade signs facing the former Walters Road R.O.W. shall not be lit due to the building's orientation to a residential neighborhood.
9. Directional signs at points of ingress and egress shall be permitted at the discretion of the Joint Land Use Board.

2.4.j. Dumpsters

Dumpsters shall have a minimum 8 foot high masonry enclosure buffered with landscaping.

2.4.k. Lighting

1. Site lighting shall be designed to the satisfaction of the Joint Land Use Board.
2. All lighting shall be designed and installed to avoid off-site spillage to the greatest extent possible and consistent with safety.
3. Light sources shall use full cut-off features to minimize impacts outside the boundaries of the site.

2.5. COAH Regulations

All applications for development for the Subject Site Redevelopment Area shall comply with all state and local laws as they relate to low and moderate income housing.

2.6. Infrastructure and Public Improvements

2.6.a. Sewage

The Subject Site Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

2.6.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.

2.6.c. Other Utilities

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

2.7. Property Acquisition

The Subject Site was declared to be a "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 use eminent domain are referred to as "Condemnation Redevelopment Areas."

2.8. Relocation of Displaced Residents and Businesses

The Redevelopment Plan does not propose any need for relocation of residents or businesses.

3.0 Relationship to Other Plans

3.1 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. The goals of the Master Plan support this redevelopment plan:

- To encourage a growth pattern that will concentrate rather than disperse development throughout the County.

In addition, the land use plan identifies Growth Areas within the county, including “surrounding Mullica Hill in Harrison Township” (p.78). The plan stresses the importance of these growth areas to guide development into established areas. This helps to lower public infrastructure costs and preserves farmland and natural resources (p.78).

This redevelopment area is well-served by existing infrastructure, as it is located at the intersection of two major roadways, Mullica Hill Road and the recently constructed Route 322 Bypass. Additionally, the site sits within a Sewer Service Area for Mullica Hill and its surrounding environs, and is therefore consistent with the concept of encouraging development in “Growth Areas” throughout the County.

3.2 Relationship to State Development and Redevelopment Plan

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

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

- Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. (2001 State Plan, p. 202, 203)

Redevelopment at this site supports these planning objectives by directing redevelopment into a developed area of the township with supportive infrastructure, and recent infrastructural investments conducive to commercial activity. With respect to good Smart Growth, Center-based practices, and locating development near community amenities and walkable environments, the site is proximate to Harrison’s Historic Mullica Hill Village and will support the goals of the Township’s Bicycle and Pedestrian Master Plan.

3.3 Relationship to Development Regulations of the Municipality

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee and are known as the R-1 Residence-Agricultural Zone District. The regulations for this zone are found in the Township’s Combined Land Use Code.

4.0 General Provisions

4.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 34.03, Lot 43) as identified, discussed, and outlined in this document.

4.2 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.

4.3 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.

4.4 Redevelopment Entity

It is strongly recommended that the Township Committee appoint the Planning Board to serve as the redevelopment entity. The Redevelopment Entity shall review all proposals, may request supplemental information, and, at its discretion, determine the acceptability of such submissions and 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, the Redevelopment Entity will enter into a redevelopment agreement(s). By acting as the Redevelopment Entity, the Planning Board can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.

5.0 Appendix

5.1. Ordinance No. 32-2014: Amended Redevelopment Plan Approval

ORDINANCE NO. 32-2014

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING
ORDINANCE NO. 26-2014 AND ADOPTING AND APPROVING AN AMENDED
REDEVELOPMENT PLAN FOR BLOCK 34.03, LOT 43 AND
THE FORMER WALTERS ROAD R.O.W. PURSUANT TO N.J.S.A. 40A:12A-7**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a "Redevelopment Plan" adopted by Township Ordinance, and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, the Mayor and Committee of the Township of Harrison on April 7, 2014, via Resolution No. 97-2014, accepted and adopted the findings and recommendations of the Harrison Township Joint Land Use Board to designate Block 34.03, Lot 43 and the former Walter Road R.O.W. as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Joint Land Use Board held a public meeting on September 4, 2014 at 7:30 p.m., and thereafter recommended to the Mayor and Committee that they adopt the Redevelopment Plan for the Redevelopment Area entitled "Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W." dated August 21, 2014 as prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP; and

WHEREAS, on October 6, 2014 via Ordinance No. 26-2014, the Mayor and Committee adopted the Redevelopment Plan for the Redevelopment Area entitled "Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W."; and

WHEREAS, the governing body has proposed an Amended Redevelopment Plan entitled "Amended Redevelopment Plan Block for 34.03, Lot 43 and the former Walter Road R.O.W."; prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP; and

WHEREAS, a copy of the Amended Redevelopment Plan entitled "Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W."; prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP is attached hereto, and proposes amending Section 2.1 entitled "Development Program" as follows:

...

The development program shall include an office building at a minimum of ~~17,000~~ 11,000 square feet and a maximum of ~~23,000~~ 17,000 square feet. The building shall be one (1) or two (2) stories tall.

WHEREAS, the Non-Condemnation Redevelopment Area and Amended Redevelopment Plan meet the requirements of N.J.S.A. 40:12A-1, et seq., and is substantially consistent with the Township's Master Plan.

WHEREAS, this Ordinance, after introduction, shall be referred to the Joint Land Use Board for review, comments and consistency with the Harrison Township Master Plan which Board's recommendation will be reviewed and considered by the Mayor and Committee prior to adoption in accordance with NJSA 40A:12A-7; and

WHEREAS, the Mayor and Committee desire to approve and adopt the proposed Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. , and direct that the Township's Zoning Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan.

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

Section 1.

That the Mayor and Committee of the Township of Harrison hereby accepts and approves the recommendations of the Joint Land Use Board and Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP.

That the Amended Redevelopment Plan, attached hereto, for Block 34.03, Lot 43 and the former Walter Road R.O.W. as recommended by the Joint Land Use Board be and is hereby adopted as the Amended Redevelopment Plan of the Township of Harrison for the area referenced herein as the Non-Condensation Redevelopment Area, and as more fully depicted in the map and plan adopted hereby and incorporated herein pursuant to N.J.S.A. 40A:12A-7.

That the Zoning District Map be amended in accordance with the provisions of N.J.S.A. 40A:12A-7(c), and said Map is hereby amended to conform to the provisions of the Amended Redevelopment Plan. The zoning district map, as amended, shall indicate the Non-Condensation Redevelopment Area to which the Amended Redevelopment Plan applies.

That the Mayor and Committee of the Township of Harrison shall have, be entitled to and is hereby vested with all of the powers and authority available to it under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., in furtherance of the goals and purposes of the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-4.

1. The Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. prepared by Robert F. Melvin, AICP/PP of Group Melvin Design, titled "Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W." report is hereby approved and adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

2. The Amended Redevelopment Plan is hereby determined to be in substantial compliance with the Harrison Township Master Plan and to the extent there are any inconsistencies between this Ordinance and the Master Plan, they are included as being designed to effectuate the overall goals and objectives of the Master Plan.

3. The Harrison Township zoning map is hereby amended to pursuant to N.J.S.A. 40A:12A-7(c) to include the "S" to be consistent with the boundaries described in the Amended Redevelopment Plan for Block 34.03, Lot 43 and the former Walter Road R.O.W. and the provisions therein.

4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

5. The recitals of this ordinance shall be reproduced in the Minutes of the meeting where this Ordinance is finally adopted and shall serve as the reasoning of the Township Committee as set forth in *N.J.S.A. 40A:12A-7(f)*.

6. This Ordinance shall take effect in accordance with all applicable laws.

Section 2.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance be and the same are hereby repealed to the extent of such inconsistencies.

Section 3.

Severability.

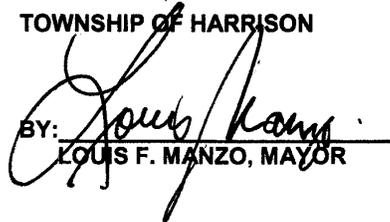
Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4.

When effective.

This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR

ATTEST:

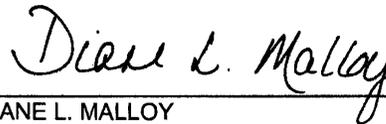


DIANE L. MALLOY, Clerk

DIANE L. MALLOY, Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on October 20, 2014. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on November 17, 2014 at 7:30 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.



DIANE L. MALLOY
Municipal Clerk