Harrison Township, New Jersey

Redevelopment Plan for Block: 41, Lots: 1, 1.01, 2, 2.01

November 6, 2015

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Acknowledgements

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LAND USE BOARD PLANNER

Robert F. Melvin, PP/AICP

prepared by:

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1.0 Introduction

1.1. Description of Site Area

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

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

1.2. Summary of Redevelopment Investigation Findings

The analysis presented within the Preliminary Investigation, dated January 2015 and adopted on February 2015, served as the basis for the recommendation that Block 41, Lots 1, 1.01, 2, and 2.01 qualify as an Area in Need of Redevelopment.

1.2.a. Criterion A:

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

1.2.b. Criterion D

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

1.2.c. Section 3

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

1.2.d. Criterion H

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

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

Figure 1. Aerial of Site

1.3. Non-Condemnation

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

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

2.0 Redevelopment Plan

2.1. Redevelopment Program

The overall goal of the Redevelopment Plan and design standards is the redevelopment of Block 41, Lots 1, 1.01, 2, and 2.01. The plan aims to redevelop the four sites from a primarily residential use to a commercial use that connects with the Village of Mullica Hill, Harrison Township's historic commercial center.

The Redevelopment Plan intends to allow the development of:

2.1.a. Commercial Retail Building

1. Commercial retail building may have up to three tenants.
2. Commercial retail building shall include a drive-thru coffee shop.
    a. Coffee shop shall provide food and drink.
    b. There shall be permitted, subject to Redevelopment Entity approval, a maximum of one single drive-through, with associated vehicular stacking.
    c. Drive-through stacking and all site circulation shall be subject to review and approval by the Redevelopment Entity.
3. Commercial retail building shall be a maximum of 7,500 square feet.

2.1.b. Dumpster Area

- A dumpster area shall be provided.
- The area shall be enclosed in an 8-foot high masonry wall complimentary to the building architecture.
- Landscaping shall buffer the wall.

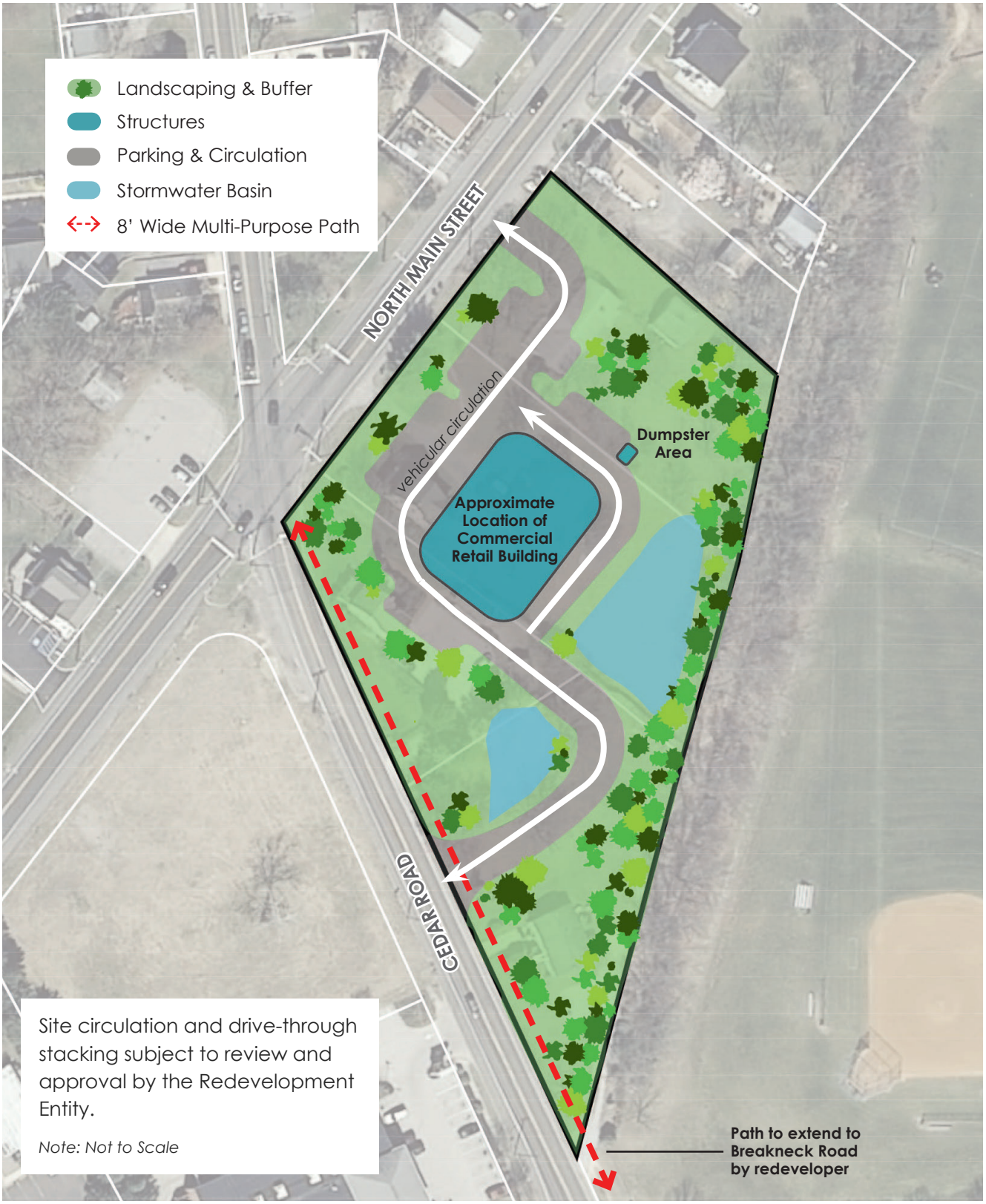
Figure 2 represents the vision for the redevelopment project area. The figure shows a conceptual land use plan and identifies major features and improvements associated with structure locations, buffers, parking lot, and circulation patterns.

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.

Figure 2. Conceptual Site Configuration



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.

3.1.a. Design & Materials

1. The architectural design and quality of materials shall be substantially the same as the Dunkin' Donuts located on Route 322 in the Richwood section of Harrison Township (see Figure 3).
2. 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.

Figure 3. Example of Architectural Design for Commercial Retail Building, Dunkin' Donuts, Richwood Section of Harrison Township

Source: Google Street View.

Figure 4. Sample Typical Architectural Design for Commercial Retail Building

*Note: Not to scale

3.1.c. General Set-Backs: Buildings (see Figure 5)

1. Building setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. Setback Minimums:

Building Setbacks	Building Setback Minimum
Front Yard Setback A (North Main Street)	80'
Front Yard Setback B (Cedar Road)	80'
Side Yard Setback (north-easterly side of property)	80'
Rear Yard Setback (south-easterly side of property)	80'

3.1.d. General Setbacks: Parking and Circulation

1. Parking and circulation setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity. While the drive-through is shown conceptually in a preferred location, adequate stacking and circulation are subject to review and approval of the Redevelopment Entity.
2. Ingress and egress:
    a. There shall be one point of ingress and egress to the subject site along North Main Street to be located approximately 240 feet front the corner of Cedar Street.
    b. There shall be one point of ingress and egress to the subject site along Cedar Road to be located approximately 150 feet from the corner of North Main Street.
3. Setback Minimums:
    a. Front Yard Setback A (North Main Street): all parking and loading shall be setback a minimum of 25 feet from North Main Street.

b. Front Yard Setback B (Cedar Road): all parking and loading shall be setback a minimum of 30 feet from Cedar Road.

c. Side Yard Setback (north-easterly side of property): all parking and loading shall be setback a minimum of 35 feet from the side property line.

d. Rear Yard Setback (south-easterly side of property): all parking shall be setback a minimum of 25 feet from the rear property line.

Parking & Circulation Setbacks	Parking & Circulation Setback Minimum
Parking & Setback A (North Main Street)	25'
Front Yard Setback B (Cedar Road)	30'
Side Yard Setback (north-easterly side of property)	35'
Rear Yard Setback (south-easterly side of property)	25'

3.1.e. Multi-Purpose Path along Cedar Road to Breakneck Road

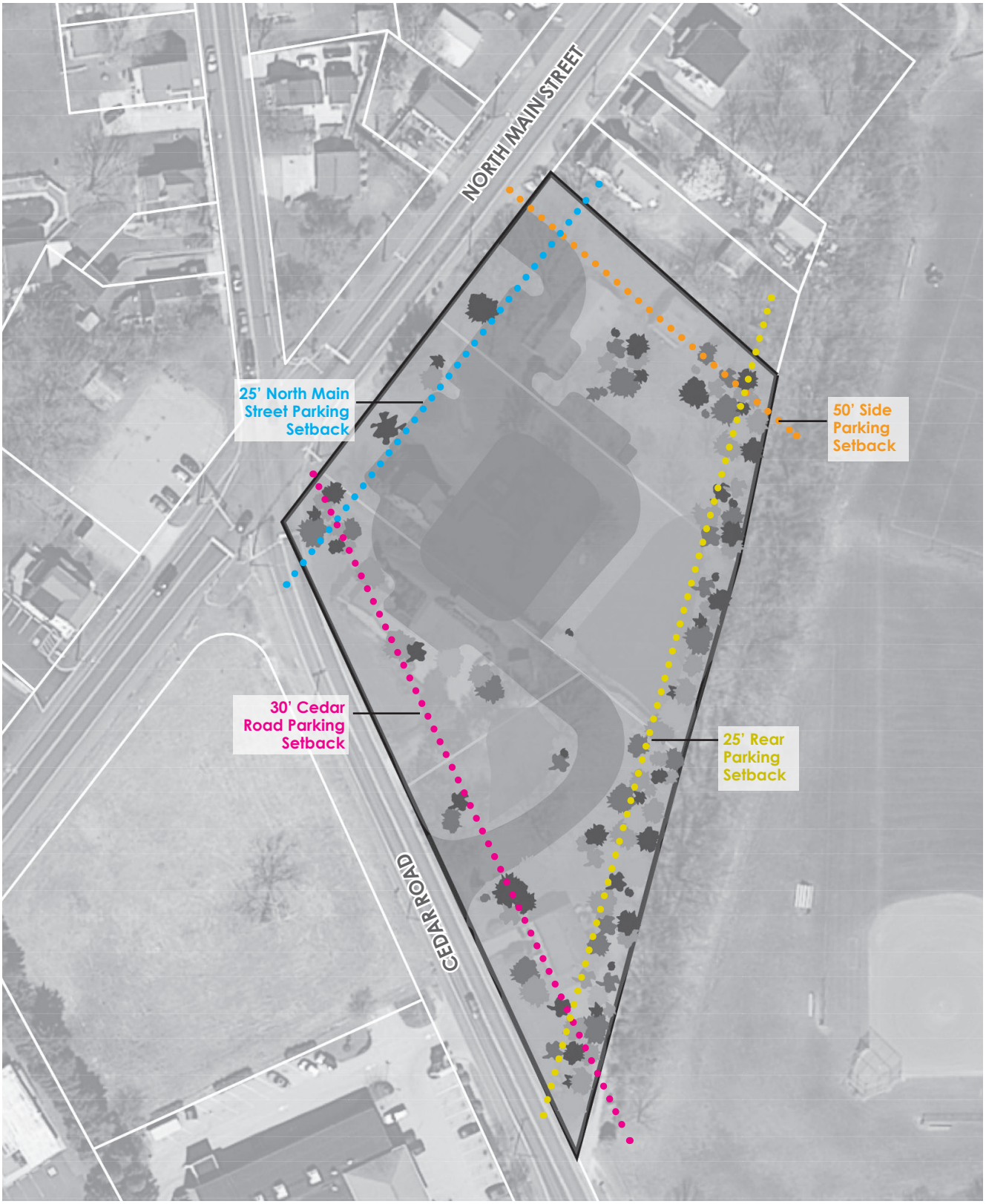
1. Path shall accommodate two-way travel for pedestrians and cyclists.
2. Minimum width of path: 8 feet.
3. Minimum graded area on each side of path: 2 feet.
4. Landscaping in the form of shrubs and deciduous street trees shall be employed on the sides of paths to provide both regulation of the micro-climate and a physical and psychological separation between the path users and vehicular traffic.
5. Minimum distance of path from roadway: 10 feet.
6. Bituminous paving with metal edge shall be used for primary path surface.
7. The path shall be ADA compliant at the two intersections.

3.2. Commercial Retail Building

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

1. Maximum building height shall be 35 feet.

Figure 5. Building, Parking & Circulation Setbacks



Note: Not to Scale

4.0 General Design Standards

4.1. Buffers

Buffers shall be designed and implemented to the satisfaction of the Redevelopment Entity. Quality and size of buffers to be determined at site plan review by the Redevelopment Entity.

1. The minimum front, side, and rear landscape buffer shall be 25 feet.
2. The primary purpose of buffers is to significantly reduce or soften views and reduce noise perception along the lot line.
3. 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.
4. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
5. Buffers shall be identified on site and subdivision plans.
6. Shade trees shall be provided in the buffer area at the rate of at least 1 tree per 1,000 square feet of buffer zone.
7. More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.
8. Additional buffering features shall be provided as determined necessary by the Redevelopment Entity.
9. 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.

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.

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. 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

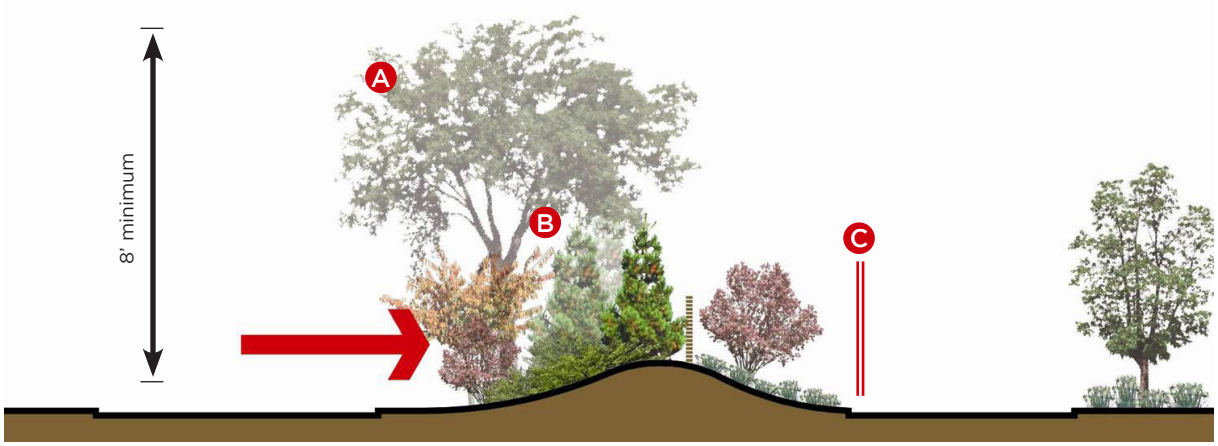
Site landscaping shall be designed and implemented to the satisfaction of the Redevelopment Entity.

Figure 7 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 north-easterly side of site, and Clearview Regional High School Fields on south-easterly side of site.
2. Generally, Landscaping shall have an 8' minimum height requirement.
3. Landscaping shall provide complete visual screen.
4. Landscaping shall have undulating plant groups/masses.
5. Landscaping shall have a sharp transition between internal/external landscape.

Figure 6. Example of Opaque Landscaping



A Complete visual screen

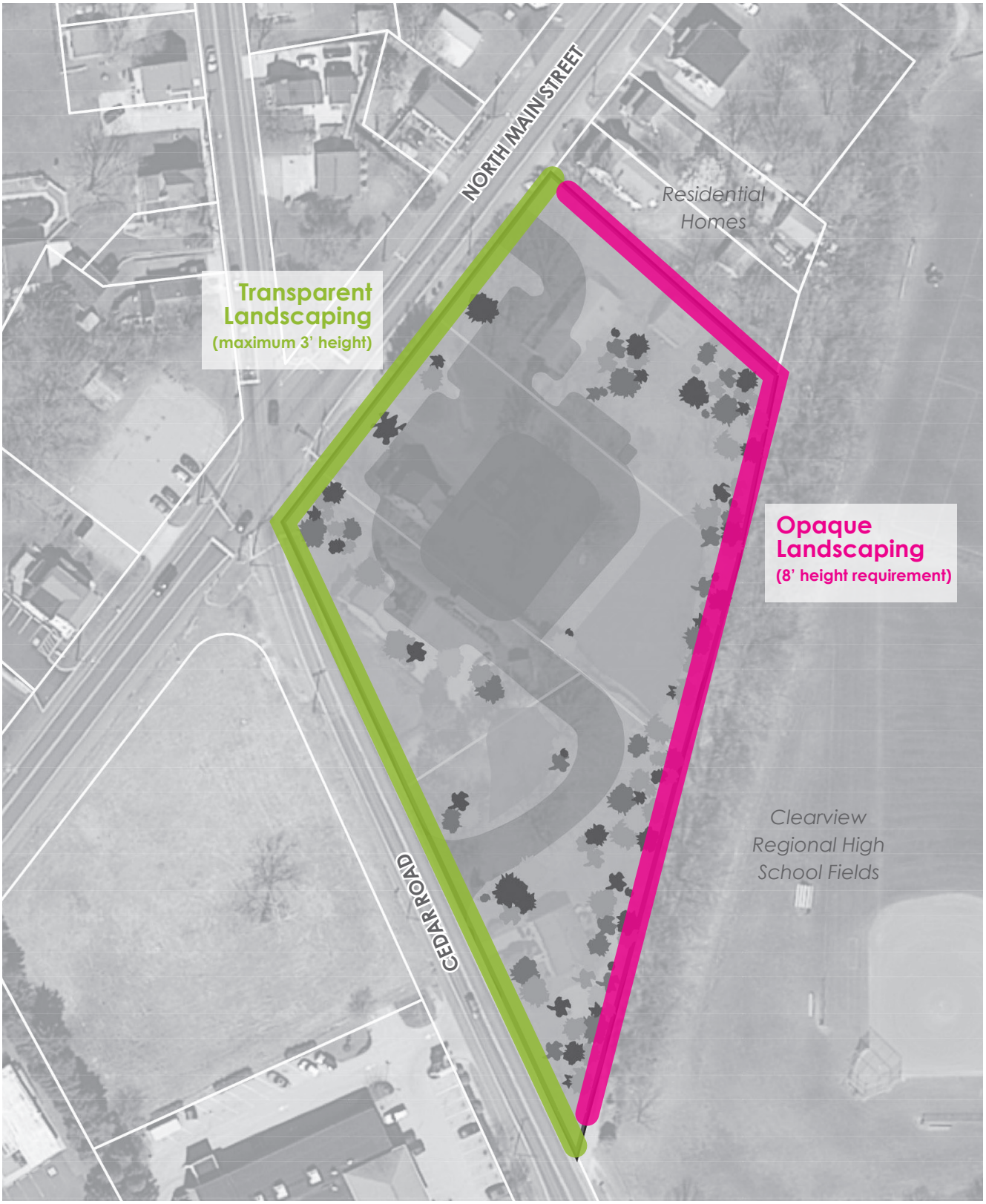
B Undulating plant groups/masses

C Sharp transition between internal/external landscape

4.4.f. Transparent Landscaping

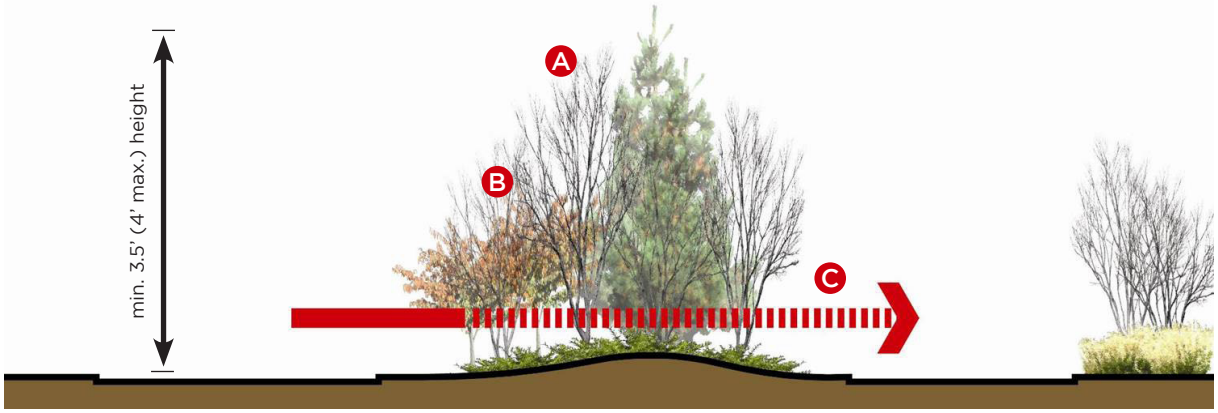
1. Transparent landscaping shall be located along Cedar Road and North Main Street.
2. Except for deciduous trees, landscaping shall be a minimum of 3.5' and maximum of 4' in height at time of planting to provide transparency from the street.
3. Landscaping shall provide an implied visual screen.
4.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

Figure 7. Landscaping Requirements



Note: Not to Scale

Figure 8. Example of Transparent Landscaping



A Implied visual screen

B Layered plant groups/masses

C "Natural" transition between internal/external landscape

4.5. Loading, Refuse Collection, and Service Utility Areas

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

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 comprehsnive 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. Signs shall be substantially the same as the Dunkin' Donuts located along Route 322 in the Richwood section of Harrison Township.
3. 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.
4. Windows shall be kept free and clean of all product displays or storage for a distance of ten (10') feet into the store.
5. 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 41, Lots 1, 1.01, 2, and 2.01 were 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. 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.

5.3. Infrastructure and Public Improvements

5.3.a. Sewage

The Block 41, Lots 1, 1.01, 2, and 2.01 Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

5.3.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.

5.3.c. Other Utilities

Any new utility lines constructed to serve the Block 41, Lots 1, 1.01, 2, and 2.01 Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances and shall be at the developer's expense.

5.4. Relationship to Other Plans

5.4.a. Relationship to Other Municipal Plans

There is no inconsistent nor adverse relationship between this redevelopment plan and the master plans of adjacent municipalities, as the plan focuses primarily strengthening the commercial corridor along Route 45. The nearest municipality is Mantua Township, which is located approximately two miles northeast of the site.

5.4.b. 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 located at the intersection of a county-owned road, Cedar Street (County Road 667), and a State road, North Main Street(New Jersey Route 45). The site creates commercial development and activity within close proximity of downtown Mullica Hill.

5.4.c. 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 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 and directing this commercial demand away from the Environs of the Township. 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.

5.4.d. Relationship to Development Regulations of the Municipality

Redevelopment of these parcels supports smart growth principles by directing redevelopment close to an established village area that has walkable characteristics and directing development away from farmland, open space, and sensitive environmental areas.

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 C-1 Village Center. The regulations for this zone are found in the Township's Combined Land Use Code.

5.5. General Provisions

5.5.a. Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 41, Lots 1, 1.01, 2, and 2.01) as identified, discussed, and outlined in this document.

5.5.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.

5.5.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. __-2015

RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD RECOMMENDING THE ADOPTION OF A REDEVELOPMENT PLAN FOR THE AREA DESIGNATED AS BLOCK 41, LOTS 1, 1.01, 2 AND 2.01 ON THE HARRISON TOWNSHIP TAX MAP

WHEREAS, by Resolution No. 117-2015, adopted April 6, 2015, the Mayor and Committee of the Township of Harrison designated certain lands located within the Township, known as Block 41, Lots 1, 1.01, 2 and 2.01 as shown on the Harrison Township Tax Map, as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.b(5)(b) of the Local Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40A:12A-1, *et seq.*; and

WHEREAS, the Redevelopment Law, N.J.S.A. 40A:12A-4(a)(3) and -7, authorizes the governing body to prepare, adopt, revise or amend a redevelopment plan for the designated redevelopment area; and

WHEREAS, the Governing Body has tasked the Board with preparation of a proposed redevelopment plan for the Redevelopment Area; and

WHEREAS, at the request of the Board, the Board's planning consultant, Robert F. Melvin, AICP/PP, prepared a proposed redevelopment plan for the Redevelopment Area entitled "Harrison Township, New Jersey, Redevelopment Plan for Block: 41, Lots: 1, 1.01, 2, 2.01," dated Draft May 29, 2015 (the "Plan" or "Redevelopment Plan"), a copy of which is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the Board to transmit to the Governing Body a report containing its recommendations concerning the proposed redevelopment plan, or revision or amendment thereto, including the Board's identification of any provision(s) that are inconsistent with the municipal Master Plan, and providing any recommendations the Board may have thereof; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, on June 4, 2015, the Board conducted a public hearing to review the Plan; and

WHEREAS, the Board was guided in its review of the Plan by the comments and advice of its planning consultant, Robert F. Melvin, AICP/PP; and

WHEREAS, the Board provided the public with an opportunity to comment, ask questions and file objection(s), if any, to the Redevelopment Plan; and

WHEREAS, having reviewed the Redevelopment Plan and considered any comments made during the Board's review of the Plan, the Board finds that all provisions in the Plan are consistent with the Harrison Township Master Plan and/or are designed to effectuate the

Harrison Township Master Plan, and the Board recommends that same be adopted by the Mayor and Committee of the Township of Harrison; 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. The Board makes the following findings of fact:

    a. Robert F. Melvin, AICP/PP, of Group Melvin Design, the Board's planning consultant, is a duly qualified planning expert and provided expert testimony regarding the Redevelopment Plan.

    b. During its review of the Plan, the Board received the comments of Mr. Melvin, the author of the Plan.

    c. The Board is satisfied that the Plan satisfies the criteria required by the Redevelopment Law, N.J.S.A. 40A:12-7.

    d. The Board also finds and determines that the Plan is substantially consistent with, and/or designed to effectuate the provisions of, the Township Master Plan, and that the provisions therein are not inconsistent with the Master Plan.

3. Upon its adoption, the Board Secretary shall furnish a copy of this Resolution, which shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(e), to the Governing Body containing the Board's recommendation regarding the adoption of the Redevelopment Plan.

4. This Resolution shall take effect immediately.

ATTEST:

By: _____
Cyndi Quast, Secretary

HARRISON TOWNSHIP JOINT LAND USE BOARD

By: _____
Joseph D. Pacera, Chairman

The foregoing Resolution was adopted at a regular meeting of the Harrison Township Joint Land Use Board on June 4, 2015.

_____
Cyndi Quast, Secretary