

Harrison Township, New Jersey

REDEVELOPMENT PLAN for
BLOCK: 62
LOTS: 7 & 8

DRAFT

January 21, 2016

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Acknowledgements

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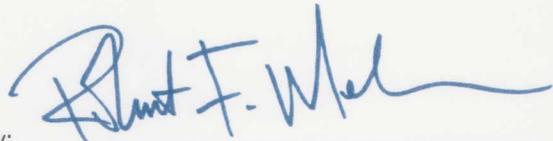
LAND USE BOARD ENGINEER

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LAND USE BOARD PLANNER

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Figure 1. Aerial of Site



1.5.b. Objectives within Areas of Community Concern

In addition to the community wide goals and objectives found within the Township Master Plan, more specific objectives are proposed within distinct areas of community concern:

- Commercial enterprises outside village centers should be located in the immediate vicinity of the limited access highway interchanges as part of planned commercial developments and discouraged elsewhere in order to avoid the typical sprawl found in most suburban communities.
- Assure convenience by providing commercial areas of adequate size in relation to the population and their needs.
- Promote the development of attractive and safe neighborhood commercial centers which complement adjacent residential areas through the use of landscaping and buffers.
- Promote the development of commercial areas that are attractive to the motoring public through the use of landscaping and buffers and by adopting on-premise sign regulations which promote safety and prevent sign proliferation.
- Provide for the development of a pedestrian walkway system that will provide connections throughout the Township by utilizing pedestrian walkways along primary roadways and paths along the stream corridors and open space areas where possible.
- Encourage new development in the existing villages to be compatible to their style and scale of building.

2.0 Redevelopment Law

2.1. Purpose of the Act

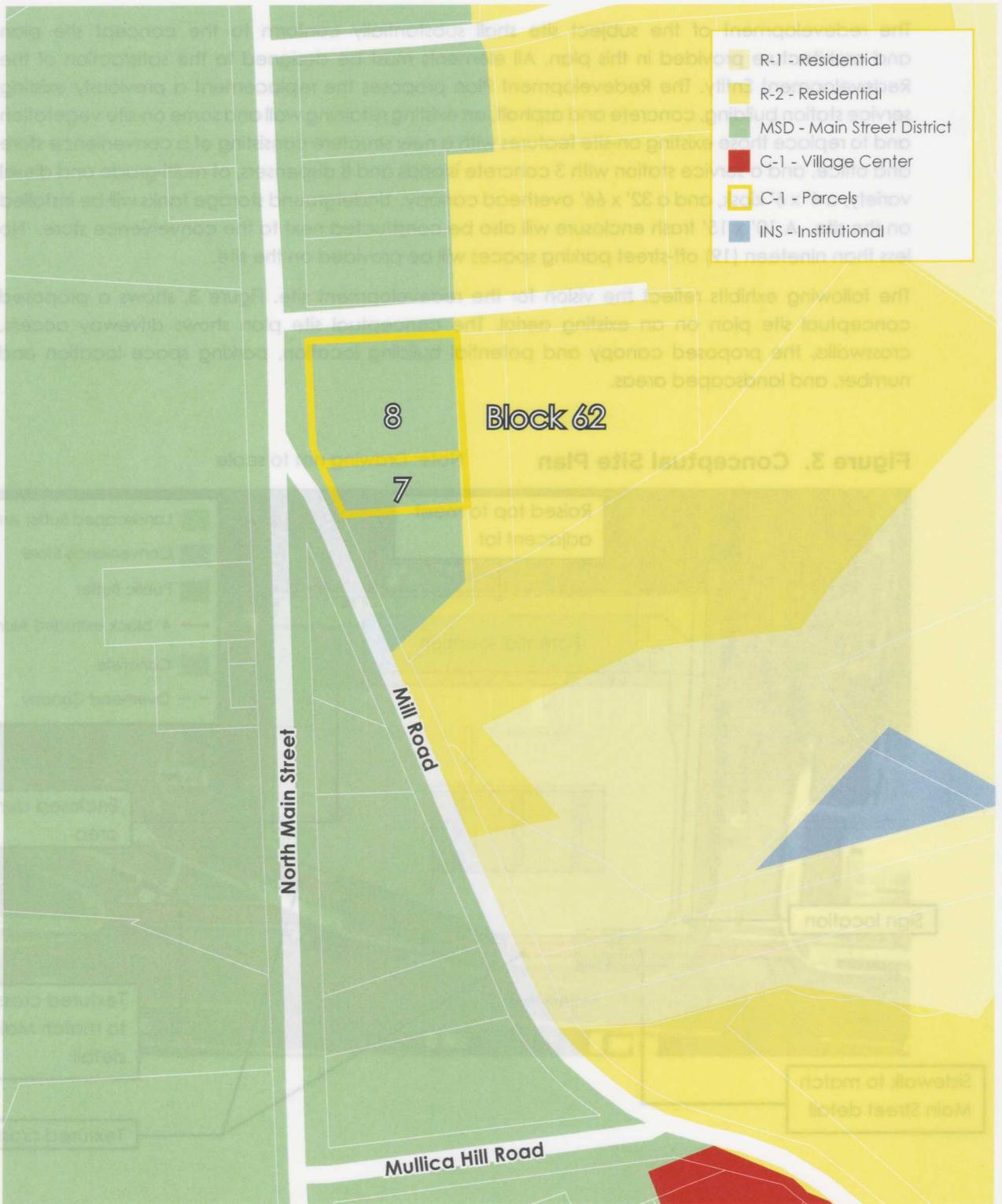
New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully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

2.2. Redevelopment Procedure

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

- A. The Governing Body must adopt a resolution directing the Joint Land Use Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment

Figure 2. Zoning



4.1. Land Use Scenario

The plan shall substantially conform to the images in this plan. The Redeveloper is permitted to construct a new convenience store and a service station with 3 concrete islands and 8 dispensers, of multi-grade or diesel variety, a 4' x 6' kiosk and a 32' x 66' overhead canopy. Underground storage tanks will be installed on the site. A 10' x 15' trash enclosure will also be constructed next to the convenience store. No less than nineteen (19) off-street parking spaces will be provided on the site. All elements to be constructed on the redevelopment site are subject to review and approval by the Redevelopment Entity, including but not limited to architecture, architectural materials, circulation, landscaping and buffers, signage, lighting, site maintenance, and operational parameters. The Board may require improvements in addition to those in this plan. Further, all architecture is subject to approval by the Harrison Township Historic Preservation Commission.

4.1.a. Bulk Requirements

- Minimum lot area - .40 acres
- Minimum lot width – 130 feet
- Minimum lot depth – 140 feet
- Minimum front yard setback –
 - North Main Street: 20 feet
 - Arbour Lane: 25 feet
- Minimum side yard setback – 20 feet
- Minimum rear yard setback – 10 feet
- Maximum building height – 30 ft from grade to top of roof.
- Maximum canopy height – 25 feet from grade to top of canopy structure.
- Maximum building size – 3,000 square feet per floor/2 floors
- Maximum impervious coverage – 80%
- Minimum landscape buffer –
 - Arbour Lane: 5 feet
 - N. Main Street: 5 feet
 - Mill Road: 5 feet
 - South side of lot: 5 feet
 - East side of lot: 10 feet

4.1.b. Vehicular & Bicycle Parking

All circulation elements including driveway access points are subject to approval of the Redevelopment Entity and the Joint Land Use Board Engineer. A minimum of 19 on-site parking stalls shall be located directly in front of the proposed convenience store. The required number of handicapped stalls shall be provided as part of the twenty-one. The minimum standard stall size shall

- The outdoor storage and display of for sale items such as washer fluid, cases of soda and consumer products dispensed by automatic vending machines and intended for consumption such as food, beverages and tobaccos shall not be permitted.
- All services, sales, merchandise and products shall be performed, transacted, provided and stored within the convenience store except for fuel pump sales. Services and sales shall be performed only by the owners or tenants of the building or lot, and their employees.
- The Redeveloper shall address noise impact to surrounding residential properties associated with idling vehicle(s) either in the open or under the canopy.
- The Redeveloper shall be required to provide a site maintenance manual to address all of the following: landscape installation and inspection, debris and weed control, irrigation, mulching, mowing, pruning, fertilizer and amendments, insect and disease control, lighting and signage, paved surfaces cleaning and maintenance and trash removal. Specifically, the site maintenance manual shall require among other things that the trash enclosure be kept in good repair at all times, that power washing take place on the site at least once every 60 days, that trash will be picked up on a daily basis, that landscaping is professionally maintained and that building windows are cleaned at least once every 30 days. All site maintenance activities shall be conducted to the satisfaction of the Redevelopment Entity and be consistent with current local and state environmental regulations.
- All mechanical equipment shall be ground mounted and designed to positively address noise impacts to surrounding residential properties. All mechanical equipment shall be visually screened from public and/or neighboring property views.
- The color of the concrete pads utilized at the fueling areas shall compliment the store and echo other site improvements.

4.1.e. Signage

The Redeveloper shall work closely with the Redevelopment Entity to develop a comprehensive plan that addresses the size, character, and location of signage within the redevelopment area.

- All signs shall be subject to approval by the Redevelopment Entity.
- One facade (1) sign shall be permitted on the front facade and one (1) freestanding monument sign shall be permitted along the North Main Street frontage.
- The façade sign shall be no larger than 20 square feet and it may only be externally illuminated using indirect lighting techniques.
- The freestanding monument sign shall be designed with a maximum height of 6 feet and a maximum area of between 20 and 25 square feet.
- The monument sign may only be externally illuminated. The base of the sign shall be brick to match the building.
- No signage other than that stipulated above and that required by State Law for service gas stations shall be permitted.
- No temporary signage shall be permitted, e.g. banners, flags, etc., on the interior or exterior of the convenience store (inclusive of store windows) or office building as viewed from the outside

4.1.g. Landscaping/Buffers

- All landscaping and buffers shall be provided to the satisfaction of the Redevelopment Entity.
- All landscaping shall be watered with an irrigation system. The Redeveloper shall be responsible for the care, maintenance and replacement of the irrigation system wherever it is located.
- The topography of the rear of the building shall be raised to the height of the adjacent property to better effectuate buffer requirements and long term maintenance of the buffer area.
- Landscaping for the site shall include shade and evergreen trees, shrubs and ground cover. The Redeveloper shall provide a number of cross section views of the station and convenience store from neighboring properties through proposed landscaping, fencing, etc. to demonstrate the effectiveness of proposed screening.
- All landscape beds shall be installed with weed barrier fabric and aluminum edging.
- Buffer areas shall be maintained and kept clear of all debris, rubbish, leaves and tall grasses
- Proposed lawn areas shall be sodded.
- A dense screen of trees, shrubs and other plantings shall be provided along street and property lines where parking, loading, trash and storage areas can be seen from adjacent properties and streets.
- Landscaping shall include the provision of seasonal flowers.

4.1.h. Vehicular Access and Curbing

- The Redeveloper shall thoroughly evaluate vehicular site access that includes a single right-in/right-out curb cut or two curb cuts separated by a landscaped island and left-turn access from North Main Street.
- Belgian block curbing shall be utilized on-site.
- A saw cut joint shall be required before concrete is poured where Belgian block curbing meets the State Highway requirement of concrete curbing along the North Main Street road frontage.

4.1.i. Architecture

- The Redeveloper shall address the screening and noise impact of ground-mounted mechanical equipment from surrounding properties to the satisfaction of the Redevelopment Entity.
- The architectural design of the convenience store, the kiosk, the canopy, signage and light fixtures shall be designed to the satisfaction of the Redevelopment Entity and shall be reviewed and approved by the Historic Preservation Commission.
- Convenience store windows shall not be blocked with signage, machines, merchandise or storage units located within the store or anything placed outside directly in front of the windows. All items must be placed a minimum distance of 5' from convenience store windows. No neon lights shall be permitted in the windows or on the site. Windows shall be clear glass.
- The proposed trash enclosure shall be designed to be compatible with the facade of the building. Cedar gates shall be utilized. The trash enclosure shall ensure that all containers can be stored inside and will not be visible above the enclosure walls. No trash and/or other debris

- Drought tolerant, noninvasive, native landscape species.
- Landscape that regulates microclimate (e.g. heavily landscaped parking lots, deciduous trees to block summer sun along south facing facades, evergreen trees as windbreaks along north and west facades).
- Bioswales and rain gardens.

4.1.I. Streetscape Elements

The plan shall include the following as determined necessary by the Redevelopment Entity – special effect lighting, outdoor seating, tree grates, planting pots and planters, trash receptacles, bollards, awnings, decorative retaining walls and fences. The Redevelopment Entity shall also be involved with the review and approval of streetscape elements. All street furniture and appurtenance shall be black unless otherwise approved by the Redevelopment Entity.

4.2. Property to be Acquired

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.”

4.2.a. Relocation Analysis

The Redevelopment plan does not propose a need for a Workable Relocation Assistance Program (N.J.S.A. 40:60-25.59).

4.3. 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.

4.4. Infrastructure and Public Improvements

4.4.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.

4.4.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.

4.4.c. Other Utilities

development occur within these Growth Areas". (p. 77).

Further, the County would like growth directed into existing developed areas to encourage the cost effective expenditure of public investment for public facilities. The Development Management Plan states, "It is for this reason that the Plan expects and encourages rehabilitation and infilling types of development to occur in these areas, thereby better maintaining and more efficiently utilizing the County's existing physical infrastructure, while also preserving the County's natural resources".

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 shows a Planning Area 3 designation on and around the redevelopment site. Thus, despite the varied growth management designations assigned to this area in the Development Management Plan, the County's most recent report acknowledges that this area in its entirety is appropriately designated for growth.

5.3. 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 parcels in question are located in Planning Area 3 (Appendix C), Fringe Planning Area, that is intended to:

- Accommodate growth in Centers
- Protect the Environs primarily as open lands
- Revitalize cities and towns
- Protect the character of existing stable communities
- Protect natural resources
 - Provide a buffer between more developed metropolitan and suburban planning areas and land developed rural and environmentally sensitive planning areas
- Confine programmed sewers and public water services to centers

The State Plan (2001 State Plan) objective relative to land use suggests that development and redevelopment be appropriately located and designed to accommodate growth and that both should not exceed the carrying capacity of the area. The State Plan objective with regard to redevelopment suggests that it occurs with a density sufficient to support transit, a broad range of uses, efficient use of infrastructure and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile. The State Plan objective relative to historic preservation encourages adaptive reuse of historic or significant buildings, sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability to develop or redevelop.

The North Main Street Redevelopment Plan is consistent with the intent and objectives of the State Plan and specifically, with the Fringe Planning Area PA3 designation. 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

Use 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. -

Appendix A - Resolution 137-2015

RESOLUTION NO. 137-2015

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AMENDING RESOLUTION 127-2015 AUTHORIZING THE JOINT LAND USE BOARD
TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER
LOTS 6, 7 AND 8 IN BLOCK 62 AND LOTS 1, 2, 3, 36 AND 38 IN BLOCK 73 ON
THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFY AS AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, Resolution No. 127-2015 authorized the Joint Land Use Board to conduct a preliminary investigation of Block 62, Lots 6, 7 and 8; and Block 73, Lots 1, 2, 3, 36 and 38; and

WHEREAS, subsequent to the adoption of Resolution No. 127-2015, the Mayor and Committee of the Township of Harrison determined to delete Block 73, Lots 2, 3, 36 and 38 from the investigation; and

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

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

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

WHEREAS, the proposed Redevelopment Area (Block 62, Lots 6, 7 and 8; and Block 73, Lot 1) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area including the power of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Condemnation Redevelopment Area"; and

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

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Block 62, Lots 6, 7 and 8 and Block 73, Lot 1 qualify 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/properties.

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 62, Lots 6, 7 and 8 and Block 73, Lot 1 is a Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, including the power 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

Appendix B - Resolution 217-2014

RESOLUTION NO. 217-2014

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER LOTS 6, 7 AND 8 IN BLOCK 62 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT

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

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

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

WHEREAS, the proposed Redevelopment Area (Block 62, Lots 6, 7 and 8) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area including the power of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Condemnation Redevelopment Area"; and

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

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following properties identified as and consisting of Block 62, Lots 6, 7 and 8 qualify 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/properties.

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 62, Lots 6, 7 and 8 is a Condemnation Redevelopment Area such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, including the power 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.

Appendix C - New Jersey State Development and Redevelopment Plan Map

