RICHWOOD AMENDED REDEVELOPMENT PLAN

Harrison Township, New Jersey

Northside Commercial Redevelopment Area

8/11/2014

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1.0 INTRODUCTION

This Redevelopment Plan describes the standards and procedures for the redevelopment of the following portion of the site and specified in the Harrison Township Richwood Site Redevelopment Area Preliminary Investigation document and designated as being an area in need of Redevelopment per Resolution #160-2008 to be known as the "Northside Commercial Redevelopment Area":

Block	Lot
24	2.01, 3, 6, 7, 8, 9
24.01	1

1.1 Purpose and Legislative Intent.

The purpose and legislative intent of this Redevelopment Plan for the Northside Commercial Redevelopment Area, referred to herein as the "Plan," is to be one of four overall redevelopment areas identified in "FIGURE 1: Overall Interior Richwood Redevelopment Plan Area" located in Richwood designed to work harmoniously together to encourage various land uses in a compact traditional neighborhood context in accordance with smart growth principles. The four areas together encourage a mix of land uses that are sensitive to the environmental characteristics of the land and that facilitate and promote the efficient use of public and private services. The four areas together provide for a diversity of land uses that are integrated within close proximity to each other, including land uses that provide for the daily recreational and shopping needs of Township residents, visitors, and others. The unified vision of the four redevelopment areas recognizes that Route 322 is a significant gateway to Harrison Township. As such, the quality of the landscape of Route 55 and the landscape and pedestrian edge of Route 322 are important to the overall vision for the development of this portion of Harrison Township. The unified vision of the four redevelopment areas is characterized by the following design elements:

A. Traditional neighborhoods that are limited in size, scaled for local vehicular traffic and pedestrian and bicycle activity, and include tree-lined streets and mixed land uses;

B. A variety of housing types, job opportunities, shopping, services, and public facilities;

C. Residences, shops, workplaces, civic buildings, and civic spaces within close proximity to each other and their arrangement, bulk, form, character, and landscaping establish a livable, harmonious, and diverse environment;

D. A network of interconnecting streets and blocks that maintain respect for both the physical and natural landscape;

E. Natural features and undisturbed areas that are incorporated into a planned open space system;

F. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;

G. Civic buildings and spaces, open spaces, and other visual features designed to act as landmarks, symbols, and focal points for community identity;

H. The provision for and incorporation of the Township's fair share of low and moderate income housing and to encourage a diversity of housing types and lot sizes;

I. Green technologies that are integrated into public spaces and private development parcels in order to achieve flood control, stormwater recharge, and water filtration in an effort to preserve natural resources;

J. The creation of a regional commercial area that is designed as a high quality gateway that respects both regional and local scale and is primarily auto dependent but respects integration into the walkable portion of the community;

FIGURE 1: Overall Interior Richwood Redevelopment Plan Area

Legend

Interior Richwood Redevelopment Plan Area

1.2 Harrison Township Goals and Objectives

In December, 2006, Harrison Township adopted a Master Plan Re-examination Report that recommended the creation of a new Town Center, focused at the interchange at Routes 322 and 55 (Township of Harrison County of Gloucester Master Plan Re-examination Report, December 20, 2006, p. 4). This was considered a major node in the region and had already generated development interest, most notably on the part of Rowan University east of Route 55. Given the extent of undeveloped and underdeveloped land surrounding this intersection within Harrison Township, the Re-examination Report concluded that this area provided a unique opportunity to plan pro-actively and at a large scale. Moreover, the plan for a Town Center would be consistent with the principle of center-based growth as discussed in the State Development and Redevelopment 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.

A. Planning & Development Goals

1) Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.

2) Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.

3) 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.

B. Residential Development Objectives

1) Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.

2) Promote resident safety through design standards for streets, sidewalks, and crosswalks with a focus on interconnectivity.

C. Commercial Development Objectives: Orderly community growth should be promoted in areas where municipal services such as sewer and water are or will be provided. The commercial and community needs of each village center and its surrounding residential areas shall be provided in a “village center”. Commercial enterprises outside the village center should be located in the immediate vicinity of the limited access highway interchanges as part of planned commercial developments. This goal may be achieved through the following:

1) Provide a range of commercial activities of adequate size to serve the existing and future residents of the Township.

2) Promote the development of attractive and safe neighborhood and highway commercial activities through landscaping and buffer regulations.

The Plan contained within this document is consistent with the recommendations of the 2006 Master Plan Re-examination, the 2013 Master Plan Re-examination and the Township Master Plan Goals and Objectives.

2.0 PLAN BACKGROUND

2.1 The Redevelopment Act

New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms areas in need of redevelopment into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state 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.

Harrison Township has identified the "Richwood Redevelopment Area" as an opportunity for redevelopment in accordance with the provisions of the LRHL. This Redevelopment Area encompasses the area bound by Route 55, Williamson Lane, Richwood-Barnsboro Road, and the Mantua Township municipal border. The Redevelopment Area consists of a total of approximately 360 acres.

2.2 Preliminary Investigation

Analysis of the parcels comprising the Redevelopment Area demonstrated that the various parcels within the site area qualify as an Area in Need of Redevelopment as defined by statute (N.J.S.A. 40A:12A-5). The Planning Board held a public hearing on the Preliminary Investigation, which details the statutory criteria upon which the designation is based, on 8/7/2008 and recommended that the Governing Body designate the area an Area in Need of Redevelopment. The Governing Body accepted this recommendation and on 8/18/2008, by Resolution # 160-2008, so designated the area to be an Area in Need of Redevelopment.

The following is a list of parcels included in the entire Richwood Redevelopment Area as designated in the Area in Need of Redevelopment:

Block	Lot
2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
3	1, 1.01, 2, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 8, 9
4.01	1, 2
22	1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 12.02, 12.03, 12.04, 13, 13.01, 14, 16
23	1, 1.01
24	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17
24.01	1
25	1, 2, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 10, 10.01, 10.02, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02
30	1

2.3 Four Redevelopment Areas and their Programs

Initially Harrison Township prepared one redevelopment plan for the entire +/-360 acres entitled Interior Richwood Redevelopment Area Plan adopted by Ordinance 26-2008. Due to the size and scope of the project, as well as the projected phasing of development, it is now the intent of the Township to split the +/-360 acres into 4 separate areas, each with its own Redevelopment Plan, yet remain consistent with the Interior Richwood Redevelopment Area Plan in that there is one global vision for entire acreage.

This Plan, known as the Northside Commercial Redevelopment Area, is consistent with the Township of Harrison Master Plan and works with and is fully integrated with the three other companion redevelopment areas identified below. It is one of four redevelopment plans that constitute the Interior Richwood Redevelopment Area.

The total build-out of the four Redevelopment Areas may not exceed 1,200 market rate residential dwelling units and 1.1 million square feet of non-residential development. A minimum of 90 acres of total open space and a minimum of 8.5 acres of lands for public purpose shall be provided collectively in the four Plans. An additional 14.7 acre active recreation area shall be provided adjacent to Richwood Road. The four areas are located as depicted in "FIGURE 2: Overall Site and Redevelopment Sub-Areas" and are characterized as follows:

A. **Southside Commercial Redevelopment Area:** This area is located west of NJ Route 55, south of Route 322 and east of Aura Road. This area is designed to address both local and regional commercial needs and consists of a total of +/-407,000 square feet of retail, anchored by a 140,000 - 150,000 square feet retail tenant. The site is permitted one accessory gas station. There shall be no Drive-Through establishments in this redevelopment area. Located at the Route 55/Route 322 interchange, this area is an important "Gateway Site" for the Township of Harrison. All commercial development within the redevelopment area shall be within a PILOT agreement negotiated with the Township.

B. **Northside Commercial Redevelopment Area:** This area is located west of NJ Route 55, north of Route 322, east of Lambs Road and south of the Mantua Township border. This area is designed to work in compliment with the Southside Commercial Redevelopment Area, also addressing both local and regional commercial needs. This area consists of a total of +/-390,000 square feet of retail, anchored by a 150,000 - 166,000 square feet retail tenant. The site is permitted up to two drive-thru retail establishments. One of the drive-thru establishments is a bank and one is a restaurant. The bank building is to be between the drive-thru restaurant and Route 322. Located on the north side of the Route 55/Route 322 interchange, this area is an important "Gateway Site" for the Township of Harrison. All commercial development within the redevelopment area shall be within a PILOT agreement negotiated with the Township.

C. **Town Commercial Center:** The commercial portion of this area is located south of Route 322, west of Aura Road, and east of Richwood Road. This site is noted by its smaller scale retail options, sidewalk cafes and walkable configuration. This site is anchored by a +/-62,000 square foot movie theater with an additional +/-122,200 square foot small-scale retail. There are no pad sites or drive-thru retail buildings in this area. All commercial development within the redevelopment area shall be within a PILOT agreement negotiated with the Township.

D. **Residential Redevelopment Area:** This area provides for a variety of housing types at center-appropriate densities in a walkable, modified grid format. This area permits 1,200 market rate dwelling units in a combination of small lot single-family detached houses, townhouses, and elevator flats. A minimum of 25% of all market rate housing shall be age-restricted as permitted by the Federal Fair Housing Act Amendments of 1988. A 20% set aside shall be provided for low and moderate income housing, resulting in 300 affordable units and 1,500 total units.

FIGURE 2: Overall Site and Redevelopment Sub-Areas

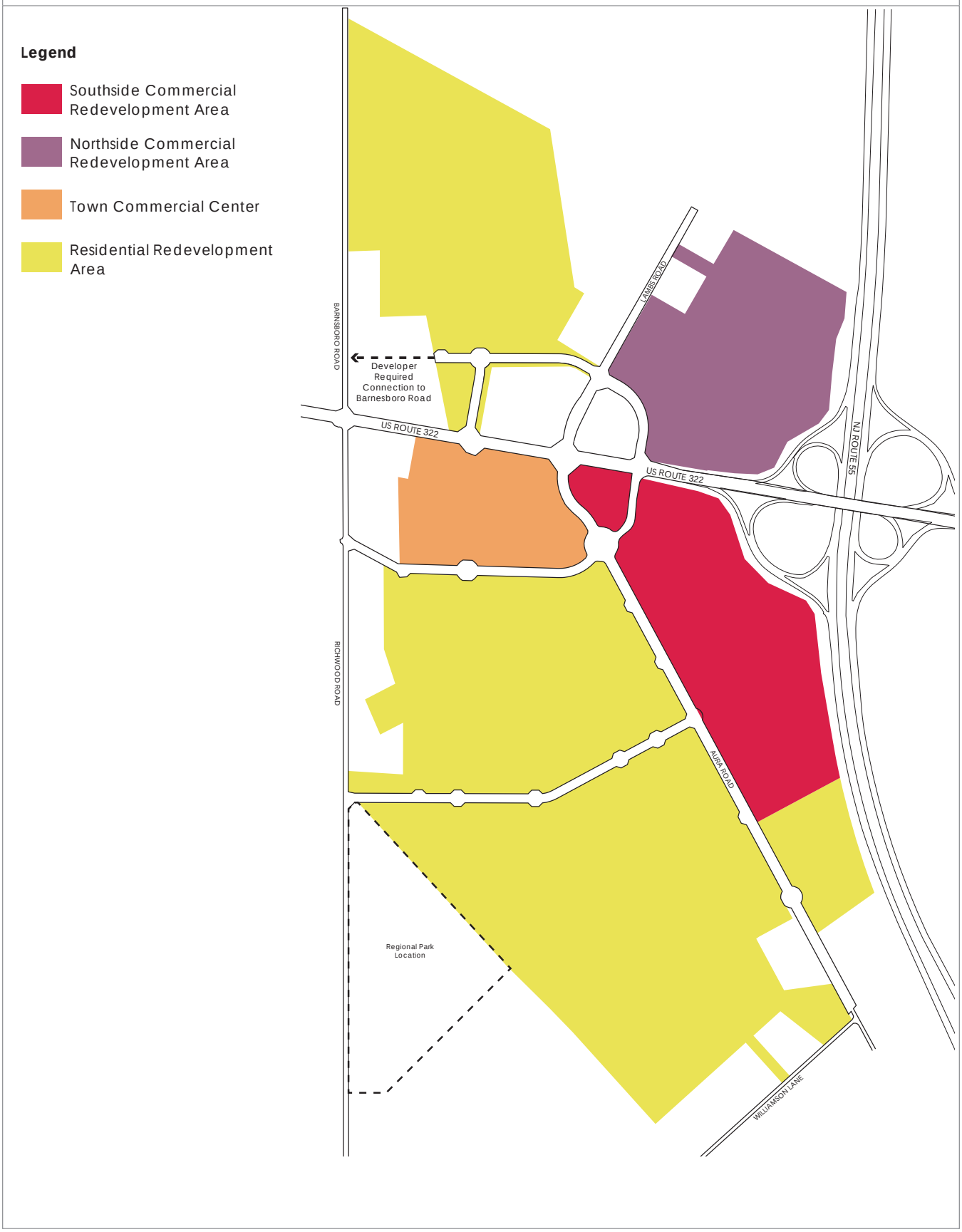


FIGURE 3: Vision Imagery for Northside Commercial Area

2.4 Description of Redevelopment Area

As shown on "FIGURE 4: Northside Commercial Redevelopment Area Site Plan", the Northside Commercial Redevelopment Area is located adjacent to the intersection of Routes 55 and 322. It is bounded by Route 55 to the east, Aura Road to the west and Route 322 to the north. The site consists primarily of farmland, woodlands, and single-family residential units. "FIGURE 4: Northside Commercial Redevelopment Area Site Plan" substantially represents the site plan for the Northside Commercial Redevelopment Area. A measured scale drawing of the site plan is attached in Appendix A. Setbacks, building locations, loading locations, parking, basins, buffers, and pedestrian circulation are substantially depicted. Rules, including dimensions governing pedestrian walkways, shall follow those found in Section "3.17 Transportation Standards", Section "3.18 Semi-Public/Public Space & Streetscape Elements", and Section "3.19 Sidewalk and Outdoor Seating".

3.0 THE UPDATED REDEVELOPMENT PLAN

3.1 The Vision - Northside Commercial Area.

To better delineate the parameters for each area within the Richwood Redevelopment Area, the original plan is superseded to create four (4) separate plans, one for each of the development areas. This Plan specifically addresses the Northside Commercial Redevelopment Area. The Northside Commercial Redevelopment Area mix of commercial land uses, layout, and site design standards will foster social interaction, generate employment opportunities, create an economic center for the Township, and facilitate alternative modes of transportation, including walking and bicycling.

3.2 Applicability

This Plan shall apply to the following Blocks and Lots within the Interior Richwood Redevelopment Area to be referred to as the "Northside Commercial Redevelopment Area": All use and design elements or development under this Plan are subject to review and approval of the Redevelopment Entity and Joint Land Use Board. Where the Redevelopment Entity or Joint Land Use Board may deem necessary to achieve the vision and goals of this plan, additional improvements may be required of the redeveloper.

Block	Lot
24	2.01, 3, 6, 7, 8, 9
24.01	1

The entirety of the Northside Commercial Redevelopment Area shall be subject to this Redevelopment Plan.

Redevelopment of the Northside Commercial Redevelopment Area shall be pursuant to this Plan. The rights to redevelop the Southside Commercial Redevelopment Area, the Town Center Redevelopment Area, and the Residential Redevelopment Area, as described in Section "2.3 Four Redevelopment Areas and their Programs", shall not be altered by this Plan. The developer retains the right to develop the remaining Areas within the Interior Richwood Redevelopment Area pursuant to any existing and valid approvals previously granted, provided such development is exactly in accordance with such approvals for that Area(s).

This Plan addresses one of the four Redevelopment Areas and encourages a mix of uses and building types of various sizes and scales and places a large emphasis on the form and function of public and private realms. The Plan is not an architectural style code. It is not intended to advocate any one style in particular. Rather, it is intended to guide design that promotes the development and/or redevelopment of urban fabric through the regulation of building massing, rhythms of solid to void, materials, parking locations and streetscapes and wherever possible, reinforce human scale. In so doing, the protection and enhancement of Harrison as a walkable and vibrant Township will be advanced and achieved.

FIGURE 4: Northside Commercial Redevelopment Area Site Plan

Legend

Northside Commercial Redevelopment Area

NOTE: Boxes representing buildings are approximate

3.3 Land Requirements and Building Program

The site plan for the Northside Commercial Redevelopment Area shall be developed substantially as depicted in "FIGURE 4: Northside Commercial Redevelopment Area Site Plan".The following shall be considered the land area requirements and building program to develop the Northside Commercial Redevelopment Area:

A. Minimum Tract Size: 40 acres.

B. Maximum Tract Size: 50 acres.

C. Minimum Gross Retail Area: 380,000 square feet.

D. Maximum Gross Retail Area: 430,000 square feet.

E. Maximum Anchor Store Size: 166,000 square feet.

F. Maximum number of Anchor Stores: One.

G. Maximum number of Accessory Fuel Stations: Zero.

H. Maximum number of Drive-thru Retail establishments: Two.

I. Open Space Provided: 1 Acre.

J. Public Purpose Land Provided: Zero.

3.4 Public Infrastructure

The four Redevelopment Areas described above are intended, upon completion, to function as a unified community. Infrastructure such as; roads, wastewater, water, storm water, parks, public services and institutional needs are intended to be integrated into the design of the community in such a way as to minimize redundancy and to maximize efficiencies and convenience to those who live, work, visit or service one or more of the redevelopment areas. Each of the four Redevelopment areas is obligated to contribute its share to the implementation of the overall needs for infrastructure. However, because the timing and sequencing of the development of the four Redevelopment Areas may vary, early phases of development may be required to provide improvements, both on-tract and off-tract, that are over and above its individual needs, yet essential to both the short and long run functioning of the various systems in question.

This Plan assumes that the Northside Redevelopment Area will be the first of the four Redevelopment Areas to develop. Based on that assumption, "FIGURE 5: Northside Commercial Redevelopment Area Infrastructure Obligations", identifies those infrastructure obligations of the Northside Redevelopment. If any or all of the improvements listed below are not in place at the time of site plan application, it is the applicant's obligation to construct, install, and/or provide.

A. Infrastructure, Land Dedication, and Improvements deemed necessary for any of the four redevelopment areas to proceed is as follows:

   1) Wastewater: Wastewater treatment shall be by public sewer. All utility infrastructure associated with waste water shall be sized both onsite and offsite to accommodate all properties and anticipated build-out within the Richwood Sewer Service Area west of Route 55. Utilities shall be sited in order to reduce the capital costs associated with any future anticipated development. Easements shall be granted and recorded, as necessary, to permit all properties within the Richwood Sewer Service Area west of Route 55 to gain access to utility infrastructure. Should the project require pump stations, Harrison Township approval is required for location, engineering and aesthetic design.

2) Public Water: New Jersey American serves Harrison Township. All utility infrastructure is subject to New Jersey American approval. Should the project require a water tower, Harrison Township approval is required for both location, and aesthetic design.

3) Roads: "FIGURE 5: Northside Commercial Redevelopment Area Infrastructure Obligations" depicts road improvements deemed necessary. Details of improvements are provided in Appendix B. All storm-water facilities required for the implementation of roadways shall be provided by the redeveloper in basins depicted on "FIGURE 4: Northside Commercial Redevelopment Area Site Plan" Basins and stormwater management facilities shall not be located within road frontage buffers. All improvements are subject to local, county and state approvals as necessary.

B. Infrastructure, Land Dedication, and Improvements necessary for the Northside Redevelopment Area to proceed.

1) All infrastructure outlined in Section A above.

2) Parks: The four Redevelopment Areas, in total, shall set aside and improve, as necessary, 25% of the total land area for open space uses. This equates to 90 acres of total open space in the form of plazas, greens, linear parks, active and passive recreation and environmentally important areas. No more than 50% of the required open space shall be in the form of wetlands, wetland buffers, flood plain, swales, recharge areas and detention and retention areas if designed as an amenity. Open space, whether inside or outside parking fields, must be a minimum of 25 feet wide and a minimum of 1000 square feet in area to be credited toward the minimum open space requirement. In addition to the 90 acres, a 14.7 acre improved active recreation area shall be required along Richwood Road. A total of 1.0 acres of parks/open space obligation shall be credited to the Northside Commercial Redevelopment Area. See "FIGURE 71: Northside Redevelopment Plan Open Space".

3) Institutional Uses: The four Redevelopment Areas, in total, shall set aside 8.5 acres of land for institutional uses such as schools, government facilities and/or civic facilities. Zero acres of public purpose lands will be provided in the Northside Commercial Redevelopment Area.

4) Affordable Housing: No affordable housing units will be provided in the Northside Commercial Redevelopment Area. Pursuant to the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et seq., a non-residential development fee shall be imposed on the land and improvements for all non-residential development within the four Redevelopment Areas.

5) Electric/Telecommunication Wires: All new electric transmission and telecommunication wires shall be placed under ground. In addition, the existing overhead wires located along Lambs Road, Aura Road, and Route 55 shall be relocated underground and outside the required buffer area.

6) Stormwater: Stormwater Management facilities shall be provided per plans found in Appendix A.

3.5 Maintenance Structure

An Owner's Association and/or Associations shall be created, subject to the review and approval of the Joint Land Use Board, which shall become the owner of all lands dedicated to recreation and open space, and/or wetlands, and which association(s) shall be responsible for the maintenance of all semi-public and public areas and other impervious and pervious surfaces, including, but not limited to; parking, loading, circulation, stormwater management facilities, landscaped medians and landscape buffers.

FIGURE 5: Northside Commercial Redevelopment Area Infrastructure Obligations

Legend

- Interior Richwood Redevelopment Plan Area
- Northside Commercial Redevelopment Area
- Roads
- Regional Park
- Institutional Uses
- Existing 16" NJAW Transmission Main
- Relocated Overhead Electric
- 8' Bituminous Pedestrian / Bike Path
- 8' Bituminous Pedestrian / Bike Path if R.O.W. is acquired
- Sidewalk / Pathway (See Section "3.17 Transportation Standards" for sidewalk and pathway cross-section requirements.

- Parks and open space shall be found throughout the Redevelopment Area

- Institutional use areas shall be pursuant to the approval of the Redevelopment Entity and the Joint Land Use Board.

3.6 Permitted Principle Uses

A building or buildings may be erected, altered or used on a lot for any one of the following uses, or a combination of the uses. All uses not expressly permitted are prohibited. A total of two drive-thru establishments are permitted. One drive-thru establishment shall be a bank and one shall be a restaurant. The two shall be located as shown in "FIGURE 4: Northside Commercial Redevelopment Area Site Plan" where the bank is located between the restaurant and US Route 322.

A. Bakery, Ice Cream Parlor, Food Market

B. Drugstore

C. Clothing

D. Shoe Store and Repair

E. Jewelry Store

F. Gift Shop

G. Tailors and Dressmaker Shops

H. Self-Service Laundry

I. Newspaper and Magazine Sales

J. Bookstores

K. Personal Services - such as barbershop, beauty shop, spa

L. Laundry Drop-Off/Pickup and Dry Cleaners, provided no on-site processing

M. Travel Agency

N. Physical Fitness and Martial Arts Centers

O. Banks and other Financial Institutions, including a maximum of one drive-thru establishment

P. Dance Studio

Q. Photography or Artist Studio or Gallery

R. Veterinary Clinic

S. Public Utilities Facilities

T. Variety Store

U. Office Uses - Personal Services & Medical Services

V. Anchor or Large Retail Establishments. Permitted with accessory Garden Center. Garden Center to be architecturally compatible with Anchor Store.

W. Recreational and/or Open Space Uses

X. Hotels and Extended Stay Hotels. May include a restaurant and/or conference center. Motels or motor courts or other such lodging with individual unit doors which open to or face a parking lot are not permitted.

Y. Full-Service Restaurants

Z. Restaurants including Sidewalk Cafe

AA. Restaurant, including a maximum of one drive-thru establishment, provided no restaurant or similar use shall be conducted as a drive-in service establishment or refreshment stand (sometimes called snack bar, dairy bar, hamburger stand or hot dog stand) where customers and patrons are served food or drink for immediate consumption outside the building in which the business is conducted.

AB. Coffee Shop or Tea Room

AC. Indoor Fitness Centers

AD. Recreational Facilities

AE. Municipal Services designed for public access

AF. Liquor sales and service per appropriate license obtained from the State Division of Alchoholic Beverage Control.

3.7 Prohibited Uses

The following uses are specifically not permitted:

A. Tattoo or piercing parlors.

B. Pawn shops.

C. Establishments dedicated, in whole or in part, to adult entertainment use such as bookstores, theaters or shops having a substantial or significant portion of their stock in trade books, publications, tapes, films or other items which are distinguished or characterized by the emphasis on matter depicting or relating to sexual activities and anatomical genital areas.

D. Commercial kennels.

E. Any use requiring the utilization or storage of vans, trucks or delivery vehicles as an overall part of the business.

F. Free-standing cell phone towers.

G. Self-Service storage facilities (mini-warehouses).

H. Automobile washing.

I. Automobile graveyard.

J. Automobile sales.

K. Automobile specialty business.

L. Automobile repair business.

M. Outdoor equipment repair services, except as part of a large retail establishment.

N. Outdoor sales, except as part of a large retail establishment conducted within a fully enclosed building.

O. Recycling center.

P. Fleet vehicle storage or storage of school buses, ambulances, taxis, etc.

Q. Check cashing establishments.

R. Outdoor bins.

S. Basketball poles and street hockey goals/nets (temporary or otherwise) located curbside and within public and semi-public rights-of-ways. This restriction shall be placed in the project's property owner's association documents.

T. Outdoor storage of commercial trucks, tractor trailers, recreational vehicles, campers and boats, retail merchandise, outdoor equipment, building materials, except for garden centers within an area enclosed by a decorative fence or wall consistent with the architectural treatment for the principal building.

U. Any use not permitted in this district.

V. Uses determined by the Redevelopment Entity to be similar in nature to the prohibited uses listed in this section.

FIGURE 6: Building Types

Anchor

Mid Box

Four-Sided

Pad

Architectural Characacter of Richwood Building Types

3.8 Permitted Accessory Uses and Structures.

The following accessory uses and structures are permitted:

A. Cart storage Bins as prescribed in Section "3.18 Semi-Public/Public Space & Streetscape Elements" and Section "3.21 Buffer Standards." of this Plan

B. Dumpster Storage Structures as prescribed in Section "3.21 Buffer Standards." of this Plan

C. Structural retaining walls as prescribed in Section "3.22 Fences and walls." of this Plan

D. Decorative screen walls as prescribed in Section "3.21 Buffer Standards." of this Plan

E. Signs as prescribed in Section "3.16 Building Signage" and Section "3.27 Sign Standards" of this Plan

F. Stormwater Management Structures as prescribed in Section "3.25 Stormwater Management" of this Plan

G. Energy electric refueling stations (Subject to Joint Land Use Board Approval)

H. Renewable energy structures subject to Section 225-132.D of the Harrison Township Land Use Code.

I. Roof / structural mounted wireless cellular facilities provided they are integrated into the architecture and screened from all public view.

J. Accessory Garden Center when provided in conjunction with an approved anchor store.

3.9 Building Types: Definition and Permitted Locations.

This section contains the purpose and definition for specific building types permitted in the Northside Commercial Redevelopment Area. A building type is an occupy-able structure that may contain one or more uses, depending on its purpose and definition. Each building type is also required to incorporate prescribed aesthetic and functional elements that are meant to encourage sustainable high quality design and construction, while meeting contemporary needs of occupants. Building site standards are found in Section "3.10 Building Site Disposition Standards". Required building elements are regulated in Section "3.11 Building Design and Architectural Standards" through Section "3.15 Pad Building".

A. Building Types Definition.

1) Anchors: A single building or multi-tenant building that addresses a multitude of local and regional commercial needs in a lifestyle land use configuration. These buildings are defined as having more than 200 linear feet of primary or front building façade. In addition to the primary facade, these buildings have a discernable (though no less architecturally important) service side. These buildings are one or two stories internally, however, on the landscape they are double height.

2) Mid-Box: A single tenant or multi-tenant building that addresses a multitude of local and regional commercial needs in a lifestyle land use configuration. These buildings are defined as having 65 to 200 linear feet of primary or front façade. In addition, to the primary façade, these buildings have a discernable (though no less architecturally important) service side. These buildings may be free standing or linked in a row. Variable heights are required.

3) Four-Sided: A single tenant or multi-tenant building that address a multitude of local and regional commercial needs. Buildings have small or boutique scale tenants in the 2,000 square foot to 10,000 square foot range. Buildings are single story and all four sides/facades are highly accessible and visible to the pedestrian scale public, requiring context sensitive architectural treatments.

4) Pad: A single story building with or without a drive-thru that is typically located within or at the street edge of a parking field of a lifestyle land use configuration. All four sides/facades are highly accessible and visible to the pedestrian scale public, requiring context sensitive architectural treatments. Pad buildings may include a Drive-Thru in the Northside Commercial Redevelopment Area. A maximum of two drive-thru establishments are permitted.

B. Building Types: Permitted Locations.

"FIGURE 7: Northside Commercial Redevelopment Area Building Typologies" identifies substantially where each of the above defined building types is to be developed in the Northside Commercial Redevelopment Area. Subject to consistency with the Design Standards and subject to Joint Land Use Board approval, building footprint may be modified.

3.10 Building Site Disposition Standards

"FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards" substantially represents the site plan for the Northside Commercial Redevelopment Area. A measured, scaled drawing of the site plan is attached in Appendix A. Minimum setbacks, building locations, loading locations, parking, basins, buffers, and pedestrian circulation are substantially depicted.

Requirements, including dimensions governing pedestrian walkways, shall follow those found in Section "3.17 Transportation Standards", Section "3.18 Semi-Public/Public Space & Streetscape Elements", and Section "3.19 Sidewalk and Outdoor Seating".

Requirements, including dimensions governing buffers, shall follow those found in Section "3.21 Buffer Standards.".

Where there is a conflict between Appendix A and of Section "3.17 Transportation Standards", Section "3.18 Semi-Public/Public Space & Streetscape Elements", Section "3.19 Sidewalk and Outdoor Seating", and Section "3.21 Buffer Standards.", these sections shall govern.

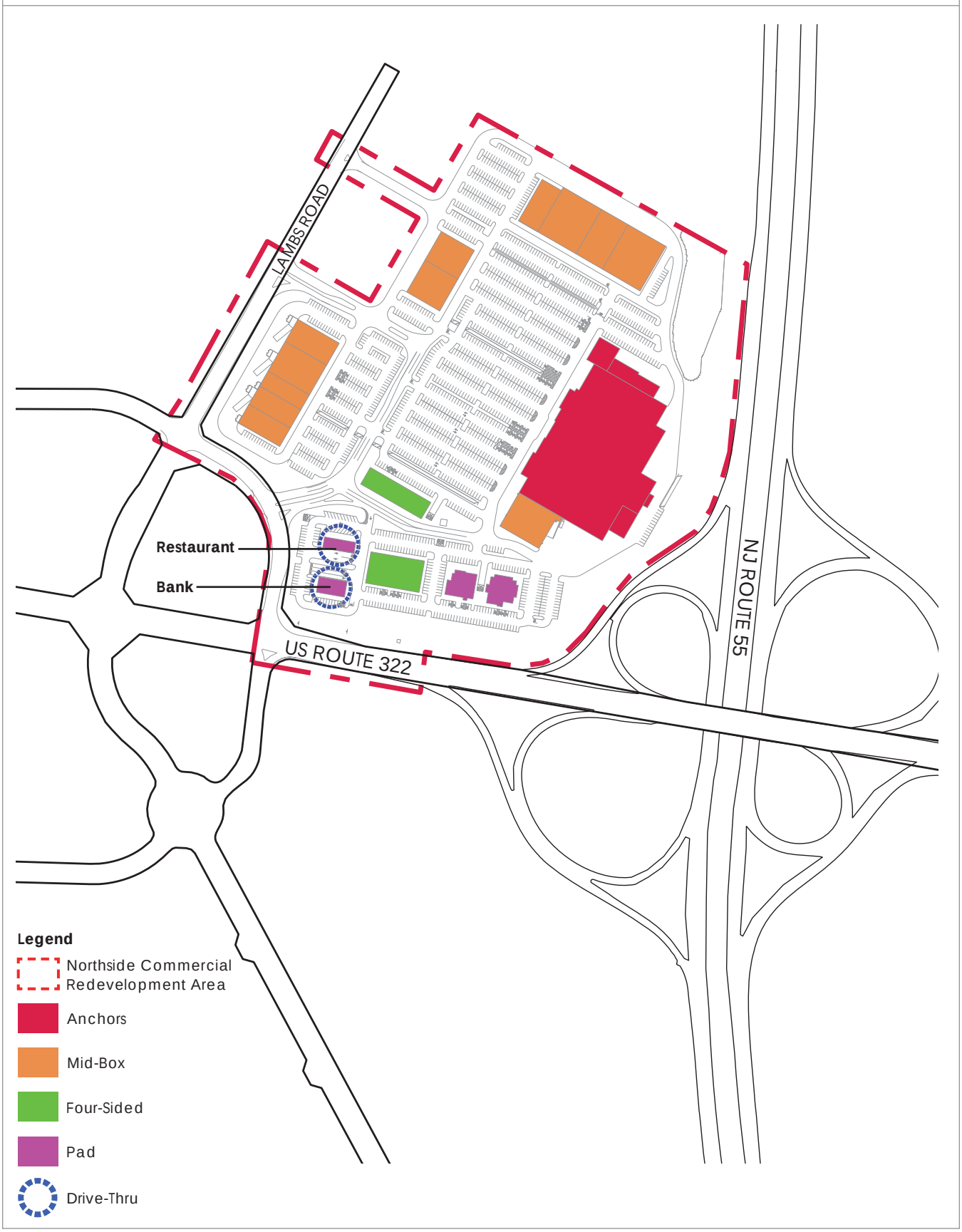
A. Building Locations: Building locations, including setbacks from front, side and rear yards and building coverage are depicted in "FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards", a scaled plan of which is found in Appendix A and shall be used to determine approximate locations.

B. Parking: Parking locations, and required parking inventory are depicted in "FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards". A scaled plan of which is found in Appendix A.

C. Circulation: Vehicular and pedestrian circulation is depicted in "FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards". Additional design standards for pedestrian circulation are found in Section "3.17 Transportation Standards", "FIGURE 50: Internal Sidewalk Typologies", and "FIGURE 69: Northside Redevelopment Plan Key Buffer Locations".

D. Buffers: Buffer locations are depicted in "FIGURE 69: Northside Redevelopment Plan Key Buffer Locations".

FIGURE 7: Northside Commercial Redevelopment Area Building Typologies



Additional design standards for buffers are found in Section "3.17 Transportation Standards" and Section "3.21 Buffer Standards.". A scaled plan of "FIGURE 69: Northside Redevelopment Plan Key Buffer Locations" is found in Appendix B and shall be used to determine minimum dimensions.

E. Open Space: Open Space requirements are depicted in "FIGURE 71: Northside Redevelopment Plan Open Space". Additional standards are found in "FIGURE 69: Northside Redevelopment Plan Key Buffer Locations" and Section "3.24 Landscaping Standards".

F. Stormwater Management: Stormwater management basins are depicted in "FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards", a scaled plan of which is found in Appendix B and shall be used to determine minimum dimensions. Additional standards are found in Section "3.25 Stormwater Management". Cross easements for interconnecting stormwater facilities both on-site and off-site shall be provided as needed and determined by the Joint Land Use Board engineer.

3.11 Building Design and Architectural Standards

Any application for dvelopment under this Plan shall incorporate the following standards and shall be subject to the review and approval of the Redevelopment Entity and the Joint Land Use Board.

A. Goals and Objectives

1) Harrison Township has indicated the desire to create retail centers that present a "timeless" architectural style and character. This design approach is communicated as:

a) A preference for minimal or reserved architectural decoration and variety.

b) No false historical or "built over time" styling including limited or no use of "false" historical brackets, pitched roofs, decorative cornices, etc.

c) An architectural style that may be described as falling between rational/reserved classical and contemporary/early modernism.

d) Reserved material pallete and colors.

2) Design Guidelines include variety, consideration for pedestrian scale, and materials. Design Standards encourage development that integrates with the surrounding community while permitting retail tenants opportunity for brand identity and individual expression within a cohesive, overall character for all retail development.

3) Use of architectural massing, expanses of solids and voids, horizontal and vertical building offsets and quality details to create rhythm, harmony, and interest in facades to promote a positive pedestrian experience.

4) Encourage pedestrian circulation and patronage of multiple facilities while accommodating vehicle traffic.

5) Develop loading requirements that best hide service areas from public view.

6) Enhance the character of the Northside Commercial Redevelopment Area through the use of unified materials, lighting, and other architectural elements.

7) Address exposed highway and secondary facades so they tie into a building's overall architectural character.

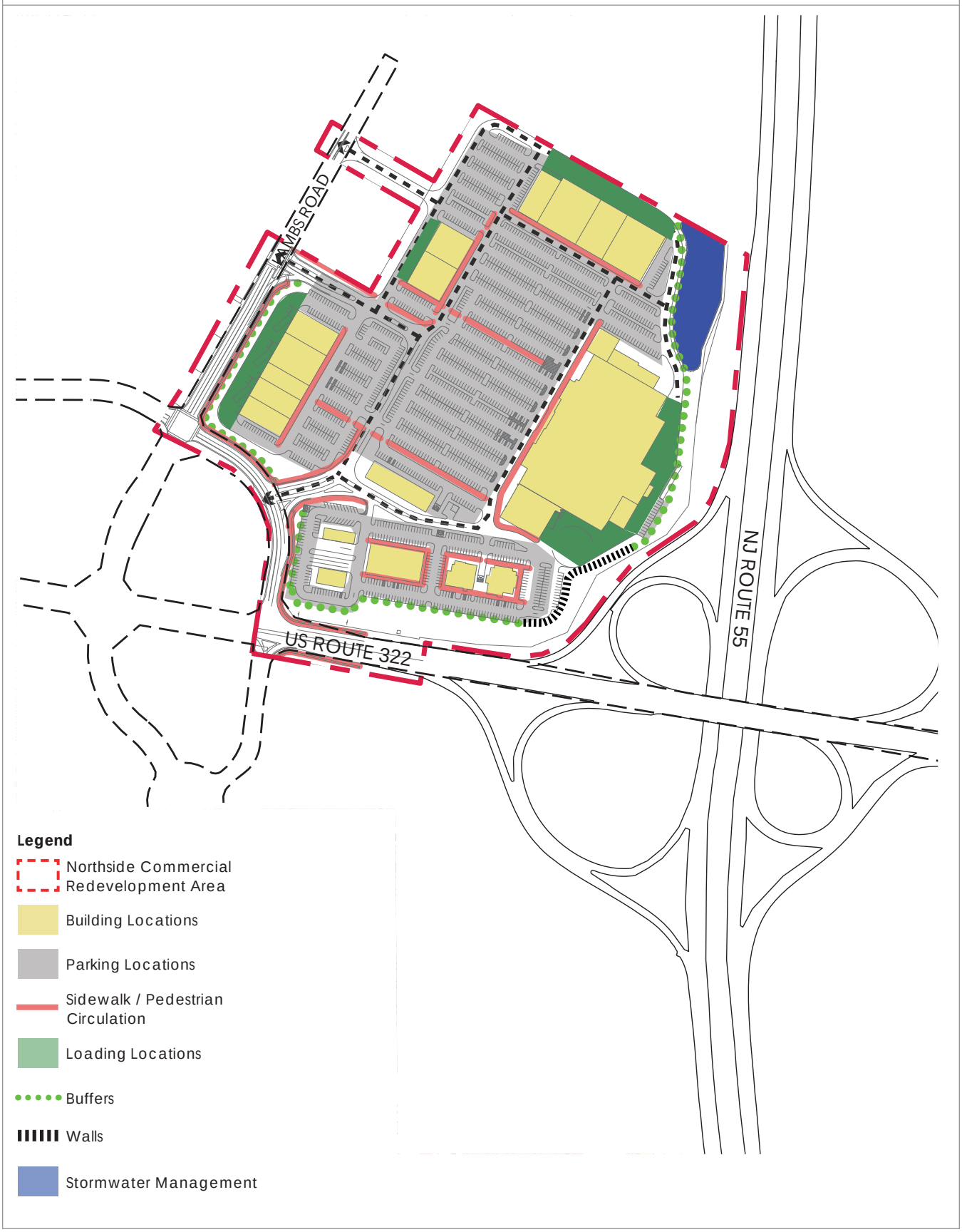
8) Avoid blank areas of facades on public or primary sides of buildings.

9) Encourage the use of durable materials with a flexible structural layout to allow for long-lasting retail centers with ever-changing tenant space requirements.

B. Building Fronts, Sides, and Rears

1) Building fronts shall be oriented toward the primary street or parking area upon which the structure is entered.

FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards



2) Exposed side and rear building facades shall be designed with a similar architectural vocabulary to the design of the front facade.

3) All buildings shall have pedestrian access (i.e. public access) on the street frontage (or primary parking) side of the building.

4) Blank facades shall be avoided. Impacts shall be minimized through the use of material variety, changes in massing and/or facade elements such as windows or storefront systems.

C. Horizontal Divisions: Two Zones

Buildings are generally comprised of two zones: a pedestrian zone and a top zone. The pedestrian zone shall include such elements as a base, windows, storefront systems, landscaping and higher quality materials that create a pleasing and memorable pedestrian experience. The top zone shall contain areas for store branding and signage and shall relate to the architecture of the pedestrian zone.

1) Pedestrian Zone

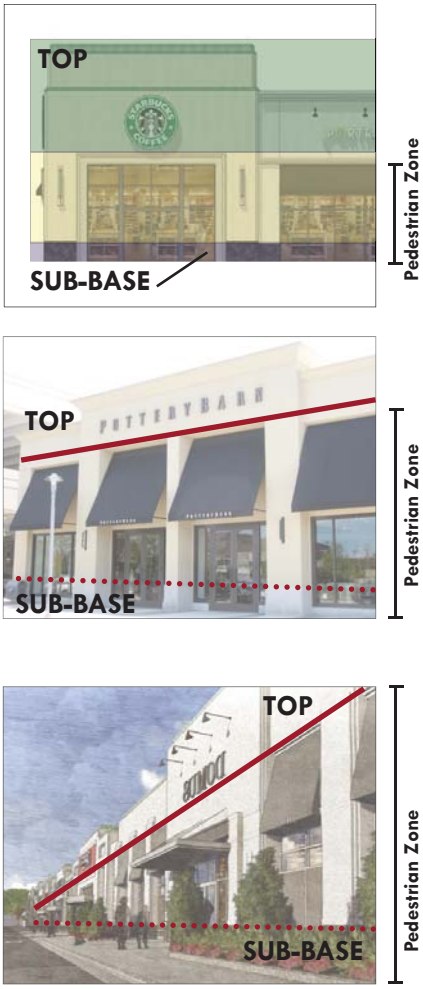
a) Buildings shall have a 1' to 4'-0" sub-base within 14' minimum height Pedestrian Zone with architectural detailing scaled to the pedestrian along primary facades. This pedestrian zone shall be composed of glazing, durable materials, entries, lighting, awnings, and signage.

b) The pedestrian zone sub-base shall be made of durable materials listed in the approved materials section such as stone, brick, block, or precast concrete to withstand heavy pedestrian activity. Rear facades shall have a higher base of durable materials at a minimum height of 14' to withstand activity from loading/unloading, trash removal, cleaning, etc.

c) The horizontal components of the sub-base may be interrupted by windows and doors where appropriate.

d) The area of the pedestrian zone of a typical retail building is generally composed of an organized composition of windows, awnings, doors, signage, decorative lighting, and durable wall materials.

FIGURE 9: Horizontal Divisions



Above: *Successful examples of buildings comprised of a pedestrian zone and top.*

2) Top Zone

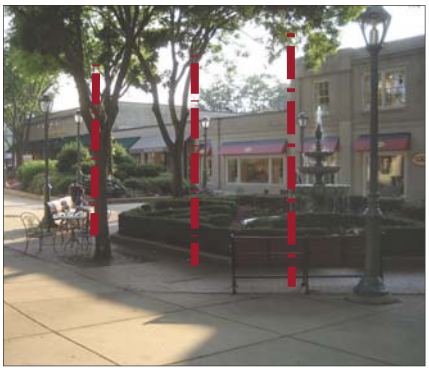
a) The top of buildings shall include a simplified entablature, cornice, and/or parapet. Parapets that step back instead of outward are preferred.

b) Top zone elements shall not be over-scaled or heavily decorated to maintain the timeless, contemporary feel sought by Harrison Township.

D. Vertical Divisions: Massing, Scale, and Rhythm

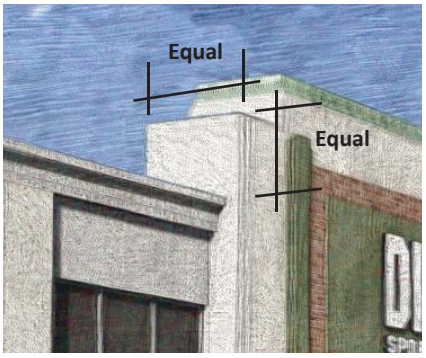
Buildings shall have architectural breaks and massing that visually breakup and reduce the horizontal building scale and create variety along the streetscape. Massing and rhythm are vertical organizing principles and are established on a macro-scale by designing and analyzing the volumetric facades and building strings as compositions.

FIGURE 10: Vertical Breaks



These building groups have a pleasant balance of horizontal and vertical facade breaks. The vertical breaks both reduce the scale of larger buildings and identify individual facades and entrances for different retailers within a large building block.

FIGURE 11: Parapet Return



Example of parapet return as noted showing equal height to depth ratio.

1) Architectural compositions shall address the principles of massing and rhythm through changes in planes, materials, horizontal bands, cornices, and varied window openings.

2) Individual building types shall have corresponding rules for horizontal and vertical projections that are specific for each building type. These rules are located in the Building Types section.

E. Roofs, Parapets, Cornices, and Eaves

Most structures in the Northside Commercial Redevelopment Area will have flat roofs. Smaller structures and retail pads within the Retail Centers may have pitched roofs as special amenities.

1) Cornices and/or parapets shall be proportional to the overall height of the facade. Parapets and high walls shall return back into the building at a proportion that is equivalent to the height above the main building height to avoid tall, thin walls that project above the buildings.

2) Main roof materials and slope shall remain consistent for a single building.

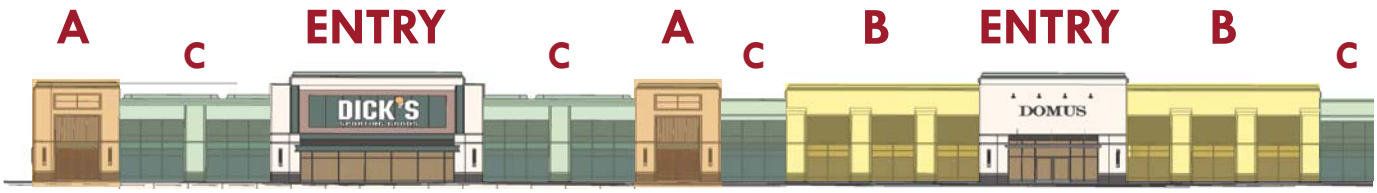
3) Exposed gutters are not permitted on primary facades of Northside Commercial Redevelopment Area buildings.

4) Towers, projecting roofs and pediments shall return toward the building rear and be designed to look three-dimensional, not just applied to the building facade.

5) All HVAC, telecommunication, and solar panel systems must be screened from public view. Screens shall be designed to blend with the architecture of the principal building.

6) Building roofs visible to the public are to be uncluttered. Vertical roof projections such as vents, stacks, elevator shafts, or roof mounted equipment shall be screened from public view or otherwise integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is compatible with the architectural form of the building and/or screened from view by parapet walls or an approved

FIGURE 12: Bay and Entrance Diagram



Large buildings shall be designed as compositions of architectural bays and entrance elements. This creates a rhythm and scale that relates to the pedestrian, creates a coherent elevation of similar materials and details, and allows for tenant-branded entrance areas. Roof lines on front facades are allowed to change in a manner that naturally complement the facade breaks of the building.

enclosure. Screening shall reflect and complement the architecture of the building.

F. Facade Hierarchy

Primary and secondary facades visible from public view shall be designed with greater attention to detail, quality of materials, and respect for the pedestrian experience. Secondary facades shall be related to primary facades through the use of similar materials and details, but typically have less openings, glazings, and signage. See "FIGURE 42: Facade Hierarchy and permitted Signage Type and Locations" for locations of primary and secondary facades.

1) The primary facades of all buildings shall be designed to a pedestrian scale.

2) Side and rear building facades shall not have long, uninterrupted lengths without a recess, projection, or vertical element. Vertical and horizontal articulation and massing are required, including piers, pilasters, canopies, recesses, materials changes, projections gutters, and/or other details. See Building Types section for specific details.

3) Mechanical equipment and loading zones shall be screened from view by walls, fencing, and/or landscaping.

4) Plantings and buffers shall be used to screen secondary facades.

5) Primary facades that are without a public entry for buildings that are visible from public view (such as Four-Sided building facades facing Route 322) as well as the secondary facades along Route 55 require special design attention and additional design detail. The purpose of this is to improve the character and quality of the facades that would typically have modest details and/or reduced-quality materials compared to other facades that serve as the typical service facades of buildings. Design solutions such as using primary facade materials and banding, inclusion of display windows/areas in place of storefront, and wall or roof undulations are possible solutions.

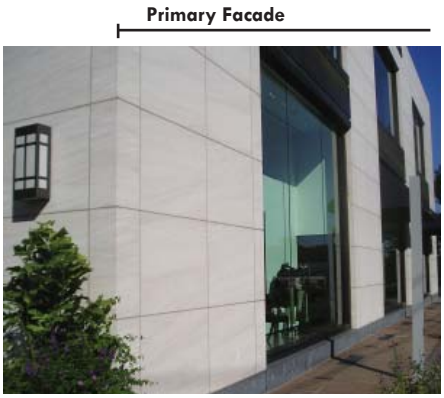
G. Facade Proportions & Architectural Style

Overall facade proportions for building heights and elements shall be based on traditional proportion techniques for classical orders such as doric, ionic and corinthian columns, pedestals and parapets. However, the amount of detail for each facade shall be reduced or 'stripped down' versions of the classical architecture.

1) The architectural style for the retail center shall utilize 'rational classical' proportions that consists of similar colors, materials, and details while including modern materials such as glass and metalwork.

2) The overall color scheme for the retail center shall be light colors limited to whites, creams and beiges for the primary building materials contrasted by black and dark colors for the window/door mullions,

FIGURE 13: Facade Treatment



These images represent various examples of facade treatments that can be applied to primary facades without entries including vertical & horizontal treatments, display cases, and minimized material treatments.

FIGURE 14: Material & Color Diagram

Architectural design of retail buildings should utilize a combination of materials and colors that are compatible with one another. The images above show some examples of the material and color palette that is emphasized for Retail Center 1.

signage posts, bollards and other building accents. Awnings may allow for tenant branding opportunities via color and/or pattern varieties.

H. Materials and Colors

Consistency of materials throughout the Northside Commercial Redevelopment Area is required to create a uniform and recognizable identity. Exterior building facades are typically composed of one dominant material and not more than two additional materials. The natural structural properties and limits of materials should be kept in mind and incorporated into the design where applicable.

Material palette and colors of all buildings and building types shall be subject to approval of the Joint Land Use Board.

1) Primary facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors (metallic colors, dark and/or black colors) on a primary facade is permitted only as an accent. Signage may use brighter colors.

2) The dominant exterior material shall comprise 60% or more of the total building facade area (not including glazing areas).

3) Expansion joints shall be located at natural massing changes such as adjacent to vertical or horizontal elements and incorporated into the building design and rhythm. Avoid instances of overly wide exposed expansion joints.

4) Permitted exterior building materials:

   a) Brick - Including Quik Brik (i.e. thin brick or brick soaps).

   b) Cast Stone .

   c) Stone Veneer (i.e. natural stone, rubble stone, cast stone, etc.).

   d) Exterior Wall Tile Systems.

   e) Clear Glass (frosted, etched or opaque glass are limited to 10%).

   f) CMU (Concrete Masonry Unit or Concrete Block), including high-quality smooth-faced or polished-faced, but not including split-faced CMU.

   g) Stucco (traditional hard-coat, cement over masonry backing).

   h) EIFS (Permitted in areas above 14 feet and outside the pedestrian zone).

   i) Metal panel system (Accent only and outside of pedestrian zone).

   j) Wood or Composite trim.

   k) Wood or Hardie Plank Siding (limited to the Four-Sided and Pad buildings as a secondary or accent material).

l) Exterior grade MDF (medium density fiberboard; limited in the Retail Centers as a secondary or accent material).

m) Tilt-up concrete system (brick, stone, stucco, tile, stained, and/or sealed finish typ.).

n) Spandrel Glass (Dark frit behind in the black and dark grey color pallette. Other colors may be allowed as approved by the Joint Land Use Board.

o) Storefront Systems (Glazing and aluminum mullion systems similar to Kawneer or other approved systems.

5) Permitted Roofing Materials within pedestrian view: (Note: Most retail roofs are flat and comprised of EPDM, TPO material, or approved equal. This section primarily addresses accent roof materials within pedestrian view only.)

a) Standing seam metal roof, including prefabricated standing seam (colors include black or dark greys, unless otherwise approved by the Joint Land Use Board).

b) Slate (including runner or polyethylene simulated slate)

6) Prohibited exterior building materials:

a) Aluminum or vinyl siding

b) Textured plywood siding

c) Highly reflective glass

d) Split face block

I. Awnings & Solar Screens

Storefront window awnings or solar screens for functional and/or aesthetic purposes are encouraged. Awning heights vary and may be placed on opaque Tenant bulkheads. Tenant may install metal or canvas awnings with Tenant's logo or signage (see Section "3.27 Sign Standards" for more detail).

1) Mounted heights and projections of awnings shall not interfere with pedestrian traffic. Minimum height of bottom of awning is 8' in pedestrian/public zones.

2) Awnings with closed, illuminated soffits or that are translucent and internally illuminated are not permitted.

3) Visible frame colors shall be black or match awning color.

J. Lighting

1) All exterior, building mounted lighting shall be approved by and comply with the requirements of the Township of Harrison.

2) All exterior building mounted light fixtures (except for the facade accent fixtures) shall be permanently fixed to aim straight down

FIGURE 15: Awnings

Awnings provide shelter from the elements while enhancing the overall architectural character of the building.

FIGURE 16: Pedestal & Signage Lighting

Building lighting example showing typical locations for pedestal and signage lighting.

FIGURE 17: Storefront Windows

Above: *These images are examples of the great variety of storefront windows and surrounding architecture. The general application of good design proportion, appropriately located awnings, varied window base heights, and store front frame colors combine to create a vibrant and attractive pedestrian experience.*

and shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.

3) Emergency exterior building-mounted lighting fixtures shall automatically illuminate only during times when the normal building lighting has failed.

4) No interior lighting fixture may be aimed directly out through a window or other building aperture.

5) Pedestrian light fixtures along sidewalks and walkways shall have a maximum mounting height of 14 feet (per lighting plan).

6) All lighting designs shall be coordinated with the architectural design of a building.

7) All exterior building lighting fixtures shall be black or dark bronze in color.

K. Doors, Windows, and Storefronts

Storefronts shall be designed to maximize visibility into the store interior and the display of merchandise.

1) Designs shall maximize the use of clear glass with the storefront area that encourages maximum transparency.

2) Storefront framing materials are to be high quality, durable finishes with minimal maintenance requirements. Permitted storefront framing materials are aluminum with anodized (clear, medium or dark bronze, or black) or painted finish (kynar or powder-coated with black or dark grey color), brass, and copper.

3) Windows shall be untinted glass. Mirrored or reflective glass is not permitted.

4) Sandblasted, frosted, etched, textured, and leaded glass are permitted, but shall be limited to 10% of the facade glass. Applicants shall demonstrate that glass enhancements add to the positive quality of the individual storefront and overall streetscape. Large expanses of full height opaque glass areas of the storefront shall be minimal, and are discouraged.

5) Storefront doors and windows shall be recessed a minimum of 4 inches from the building facade, to create shadow lines and add visual depth and interest.

6) Display cases are allowed to be used in place of storefront systems as long as they are similar in design and style to the storefront systems used elsewhere on the building. Display cases shall have a minimum depth of 24".

L. Loading, Refuse Collection, and Other Service Areas

1) All loading, refuse collection, service and utility areas must be sufficient to serve the business being conducted on the parcel. Areas shall be screened within an enclosure that is architecturally compatible with the retail architecture and/or to reduce visibility from any neighboring property or adjacent street, including Route 55. Screening shall consist of minimum 8' high masonry walls and gates compatible in color and texture with the building material. A landscape strip acting as a buffer is also required. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless facade. Buffers shall be planted to sufficiently obscure the view of the facilities from public view throughout the year.

2) All outdoor containers (i.e. dumpsters) shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Avoid collection areas between a street and a primary facade of a building where possible. Possible exceptions may include loading areas inclusive of the Four-Sided buildings.

3) Collection enclosures shall be designed with masonry materials with finishes and colors which are harmonious with the overall architectural theme of the adjacent buildings. Enclosures/walls shall be taller than the collection containers and machines which they screen, and shall be a minimum of 8 feet high.

4) Collection areas shall be located on the site so as to provide clear and convenient access to collection vehicles.

5) Delivery, loading, trash removal or compaction, and other such operations may be limited between certain hours where noise impacts at lot lines of any adjoining residential property or district and shall be required to meet Township and State requirements.

6) Any loading, refuse or other service that faces a public street or public view requires special attention. The purpose of this is to improve the character and quality of a service area that would normally have modest details and/or reduced-quality materials.

7) Gates as part of the refuse collection/loading areas shall be black, steel louvered swinging gates.

M. Miscellaneous

1) All utility and related appurtenances shall be located underground, inside the main building or structure, or screened from public view by appropriate architectural or landscape materials (preferrably both).

2) One drive-through restaurant is permitted in the Northside Commercial Redevelopment Area.

3) The drive-through portion of a Drive-Through Restaurant shall not be permitted on any facade facing a public street.

4) The Drive-Through area design shall be architecturally integrated into the principal building.

5) A Drive-Through facility shall be limited to two (2) lanes, and landscaping shall be incorporated into circulation requirements for Drive-Throughs.

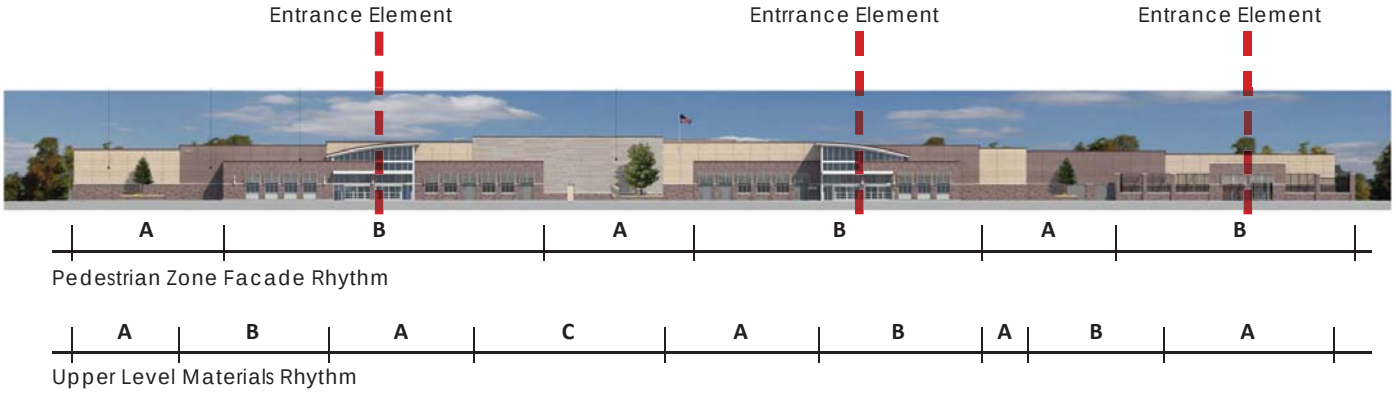
6) All utility and related appurtenances shall be located underground, inside the main building or structure, or screened from public view by appropriate architectural or landscape materials (preferably both).

FIGURE 18: Retail Anchor

Anchor Color and Material Palette Option 1

Anchor Color and Material Palette Option 2

FIGURE 19: Pedestrian & Materials Rhythm



Pedestrian and Materials Rhythm Option 1

Pedestrian and Materials Rhythm Option 2

3.12 Anchor

The Anchor building type consists of a building or tenant space that addresses a multitude of regional commercial needs. This building type typically has adjacent parking areas in the front and to the side, integrating loading into the design of the building, and may be attached to other building types. The facade design shall be based on a combination of tenant standards and consistency with adjacent retail buildings. Northside Commercial Redevelopment Area includes one Anchor building. The current illustrative plan includes the footprint and design of an Anchor, but the guidelines shall be standard to allow for a flexibility of tenants who may fit the profile of an anchor.

This section includes images of the proposed anchor building and details that are representative of the architectural design. The images on these pages illustrate the new, sustainable national Anchor prototype which has been customized specifically for Harrison Township. The Richwood Anchor includes a front entrance facade which utilizes design embellishments contained in these guidelines such as facade hierarchy, massing, and rhythm.

A. Building Requirements

1) Maximum Permitted Building Frontage: 580 feet

2) Maximum Permitted Building Area: 166,000 square feet

3) Maximum Permitted Height: 40 feet

FIGURE 20: Entrance Element

Option 1 Entrance Element:

This image represents the way the entrance element is different from the rest of the primary facade through the use of varying materials (more glazing) and heights in order to make it clear to retail patrons where to enter the building.

Option 2 Entrance Element:

This image represents the way the entrance element is different from the rest of the primary facade through the use of varying materials (more glazing) and heights in order to make it clear to retail patrons where to enter the building.

B. Character and Rhythm: Front Facade

1) The Anchor primary facade shall be broken into multiple zones of materials and scales to create a more hospitable experience for pedestrians and to avoid a large monolithic building. The rhythm and character of the facade shall be based on higher design with more glazing at the entry zones and varied materials for the large expanses of solid wall areas.

C. Rear and Side Facades

1) Particular attention shall be placed on the design of the rear and side facades that are visible from Route 55. These facades shall contain changes in materials, vertical and horizontal breaks and durable materials up to 14 feet in height in order to create facades that are varied and not large blank walls of the same materials and color. Buffering of the loading areas and the architectural design above 17 feet are particularly important. The rear facades along Route 55 are viewed as part of the entrance sequence to Richwood from Route 55 and important to conveying an initial appearance to the Richwood development.

D. Materials and Color

1) The materials and colors for Anchor were specifically selected for the Richwood location. The material palette includes the use of an earth-toned brick or quick brick. The warm earth and cream/white tones of the Anchor set the stage for the material palette to be used throughout the retail center. All materials and colors subject to review and approval of the Redevelopment Entity.

FIGURE 21: Representative Elevation: Rear Facade

FIGURE 22: Representative Elevation: Side Facade

Representative Side and Rear Elevations: Option 1

Representative Side and Rear Elevations: Option 2

FIGURE 23: Mid-Box

This image is representative of the architectural style and color pallette that the Architectural Design Guidelines will achieve. The style is based on a number of variables including a central, taller entrance element with signage; vertical elements (pilasters) that break up the linear facade with infill panels, awnings, and spandrel glazing in between; horizontal fluctuation that creates emphasis on the entrance element and variety within the facade; and a color pallette of light creams/whites with dark colors as accents for the base, awnings and infill spandrel panels. At the discretion of the Redevelopment Entity, light cream/whites may be substituted with brick earth tones.

3.13 Mid-Box

The Mid-Box building type consists of buildings or tenant spaces that are adjacent to other Mid-Box or Anchor building types with parking in front and loading in the rear. The buildings shall have primary building facades that are combined to create a linear retail facade of multiple buildings and tenants. Tenants typically consist of national or regional chain retailers and efforts to incorporate tenant signage and marketing demands with the overall Richwood design aesthetic should be made to create a coherent aesthetic.

The Mid-Box buildings are smaller in size (square feet) and width (linear feet) than the "anchor" retail types, but have similar treatment with regards to the architectural materials, massing and detailing. They typically consist of a combination of Mid-Box tenant spaces to create a long strip of retail with parking in front.

Architectural design elements that are characteristic of Mid-Box buildings include:

1) A minimum sub-base height of 3'-0". The base shall be made of durable materials that complement the primary facade material.
2) Entrance elements shall be limited to 40% maximum of the linear frontage length of each building. This is to allow for the creation of a coherent general architectural style for the building mass, create a hierarchy that emphasizes the entrance area, and gives tenants a location for branded signage and architecture.
3) The building facade shall include vertical facade breaks that shall extend from the main building line a minimum of 12" to avoid a facade with minimal interest.

4) Entrance elements shall be considered vertical breaks and shall project a minimum of 12", but may project up to 12 feet to create a covered entrance area.

5) The main building massing (not inclusive of the entrance element) shall have 2-4 different heights and shall attempt to create consistency among the different elements. Avoid creating overly complicated facades with drastically differing building heights.

6) Avoid long expanses of wall material on the primary facades without detail. Infill panels shall be included along the primary facades to break up the blank areas between entrance elements. The infill panels may be the same material as the rest of the primary facade material within the pedestrian zone or may consist of storefront windows, display areas, metal panels or other approved materials.

7) A minimum of 50% of the front facade shall be glass (spandrel or clear) of which a minimum of 10% shall be clear glass.

8) A minimum of 25% of each side facade shall be glass (spandrel or clear).

A. Building Requirements

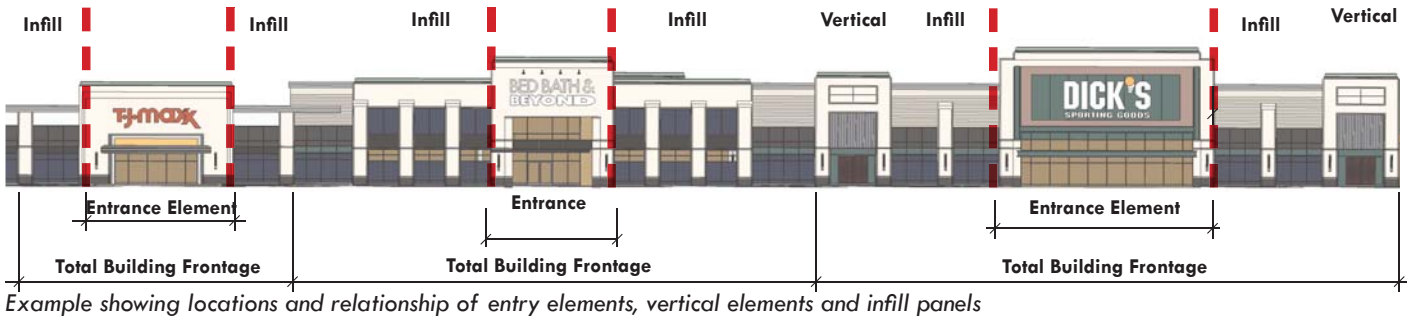
1) Permitted Tenant Area: 8,000 - 30,000 SF

2) Permitted Height: 35 Feet

B. Character and Rhythm

The Mid-Box primary facades shall utilize of a coherent general architectural style for the buildings, create a hierarchy that emphasizes the entrance elements, and gives tenants a location for branded signage and architecture. The design of the primary facades shall also create a hospitable experience for pedestrians and avoid the creation of a large monolithic building. The character of the architecture is intended to create a facade that includes architectural

FIGURE 24: Mid-Box Facade Diagram



Example showing locations and relationship of entry elements, vertical elements and infill panels

elements that break up the horizontality of the long linear facade using a rhythm of pilasters, glass inset panels, entrance elements and other vertical elements. These elements shall also create interest in the facade by having the vertical and entrance elements project horizontally from the main building line.

The creation of a unified architectural style is based primarily on the juxtaposition of vertical elements (entrance and other elements) with areas of infill consisting of pilasters and storefront systems. The proportion of the entrance elements

FIGURE 25: Entrance Element Proportion

Entrance Element Proportion: The proportion of the entrance element shall be of a ratio between 1:1 and 1:2 in height to width ratio.

shall be horizontal in nature while the infill systems shall consist of a rhythm of vertical bays. Other vertical architectural elements shall be included in the facade design to add to the style. See the adjacent graphic as an example.

C. Side and Rear Facades

Particular attention shall be placed on the design of the rear and side facades, particularly those visible from Route 55 and 322. These facades shall contain changes in materials, vertical and horizontal breaks and durable materials up to 14' in height in order to create facades that are varied and not large blank walls of the same material and color. Buffering of the loading areas and the architectural design above 17' are particularly important.

Facade breaks and banding on the side and rear facades shall be incorporated in the same height as on the primary facade, i.e. height of sub-base, in-fill panels, parapets, etc. The location of vertical breaks (gutters, pilasters, decorative motifs, etc.) along a facade shall be located such that the proportion of the height to length ratio between the vertical breaks is between 1:1 and 1:2.

Loading is typically handled via a dock or other loading device in the rear facade to accommodate deliveries via large tractor trailers and trucks.

FIGURE 26: Vertical Infill Area Example

Example of vertical infill areas between pilasters adjacent to a vertical element.

FIGURE 27: Representative Elevation: Side Facade

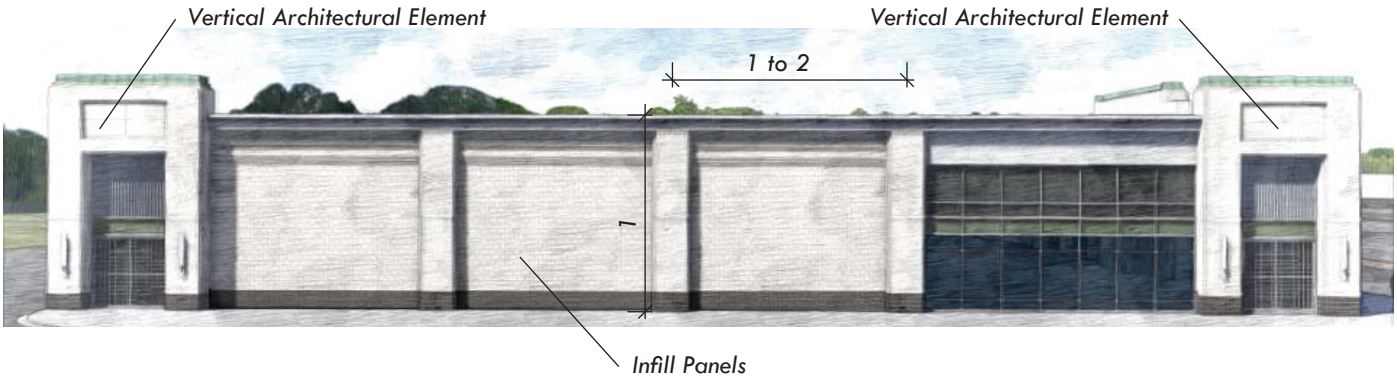


FIGURE 28: Representative Elevation: Rear Facade

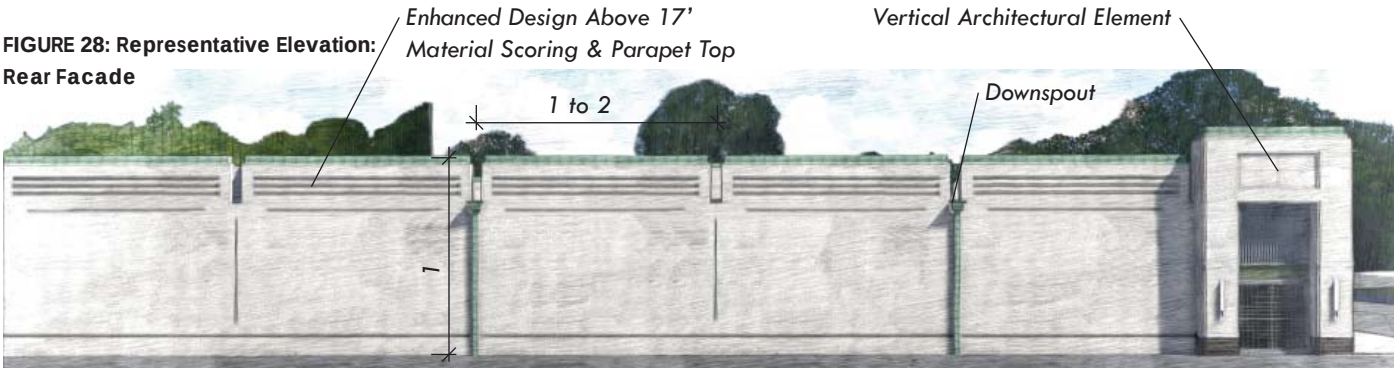


FIGURE 29: Intended Architectural and Material Details

Representative image of intended architectural aesthetic and materials callouts

D. Materials and Colors

The image above represents a sampling of the intended architectural style for the Mid-Box retail buildings. The warm earth and cream/white tones of the Mid-Box set the stage for the material and color palette to be used throughout the Northside Commercial Redevelopment Area as set forth by the Materials and Colors section of the General Design guidelines. The design shall incorporate dark earth tones for the sub-base and light cream/white tones for the upper areas and main body of the facades. The inset panels between the entrance elements may consist of storefront windows, display areas, metal panels or other approved materials. The caps of the vertical elements and parapets may consist of decorative metal (as shown above) or another approved material, but shall be consistent throughout the Northside Commercial Redevelopment Area to tie the buildings together. The materials and colors for the Mid-Box buildings shall be coordinated with the rest of the Northside Commercial Redevelopment Area buildings.

FIGURE 30: Four-Sided

Above: *Example of Four-Sided building type.*

3.14 Four-Sided

The Four-Sided building type is typically smaller in scale than the Mid-Box building type and is similar in that it contains multiple tenants in a linear organization. The primary difference is that the building does not have a distinctly different facade treatment for the front, side and rear facades like the Anchor and Mid-Box building types. The treatment of the facades shall be consistent for each facade due to the lack of a true front/back relationship found on larger retail buildings. Therefore, the rear and side facades shall have similar articulation to the primary facade.

The Four-Sided buildings are smaller in size (square feet) and width (linear feet) than the Mid-Box retail format types, but have similar treatment with regards to the architectural materials, massing and detailing. They are typically combined to create a strip of retail with parking in front. The primary difference between the Mid-Box and Four-Sided building type are the space sizes, the front/rear facade treatment, and the amount of clear glass.

Architectural design elements that are characteristic of Four-Sided buildings include:

1) A minimum base height of 2'-0". The base shall be made of durable materials that is the same as or complement the primary facade material.

2) Tenants shall include signage on the primary facades in a band of materials above the entrance to the tenant space.

3) The building facade shall include vertical facade breaks that shall extend from the main building line a minimum of 8" and a maximum of 24" to avoid a facade with minimal interest.

4) The horizontal facade breaks on the side and rear facades shall be incorporated in the same locations (height) as on the primary facade and shall utilize the same materials.

5) Due to being visible from public areas. the side and rear facades shall have the same materials and details as the primary facade with the entrances.

6) The building massing shall have 2-3 different heights and shall attempt to create consistency among the

FIGURE 31: Display Case Examples

Above: *These images are examples of display cases that are meant to look like storefront systems.*

different elements. Avoid creating overly complicated facades with drastically differing building heights.

7) Avoid long expanses of wall material on all facades without detail. Detail may include minor changes to materials, colors or projections/indents to facade walls that create intrigue.

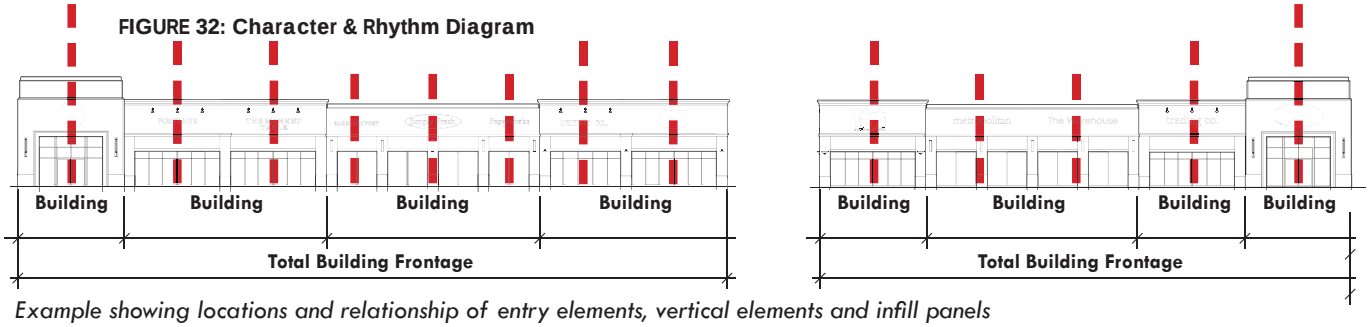
8) Four-Sided buildings typically have a larger percentage of fenestration on the primary entrance facade than the small and mid-box. The side and rear facades shall also have a similar amount of fenestration to the primary entrance facade and may be in the form of display cases. See Section "FIGURE 35: Front, Side, and Rear Facade Diagrams" for more detail and examples of display cases/fenestration for these facades. Fenestration shall be 50% minimum in total with 40% minimum clear.

9) Loading is typically handled via a handtruck at grade and delivered through the rear access door. Loading areas shall be designated where possible. See "FIGURE 8: Northside Commercial Redevelopment Area Building & Site Disposition Standards" for more information.

A. Building Requirements

Maximum Permitted Building Height: 32'

FIGURE 32: Character & Rhythm Diagram



Example showing locations and relationship of entry elements, vertical elements and infill panels

B. Character and Rhythm

The Four-Sided primary facades shall utilize an architectural style that is related to the Mid-Box, but on a smaller scale. The relationship shall be based on similar proportions, colors, use of materials and architectural details. The primary facades shall utilize of a coherent general architectural style for the building, create a hierarchy that emphasizes the corner elements of the facade (through height and opening variations), and gives tenants a location for branded signage. The design of the primary facades shall also create a hospitable experience for pedestrians and avoid the creation of a large monolithic building.

The character of the architecture is intended to create facades that consist of varied building segments that break up the horizontality of the long linear facade. The pedestrian zone shall consist mostly of glazing areas of storefronts and detailed pilasters. Interest in the facade shall also be created by having horizontal projections from the main building line up to 24". The facade should also have an underlying structural grid that shall allow for flexibility of a wide range of tenant spaces.

FIGURE 33: Intended Architectural & Material Details

Representative image of intended architectural aesthetic and materials callouts

C. Materials and Colors

The material pallette of warm earth and cream/white tone materials to be used throughout the Northside Commercial Redevelopment Area as set forth by the Materials and Colors section of the General Design guidelines shall be used for the Four-Sided as well. The design shall incorporate dark earth tones for the sub-base and light cream/white tones for the upper areas and main body of the facades. The caps of the building elements may consist of decorative metal (as shown above) or another approved material, but shall be consistent throughout the Retail Center to tie the buildings together.

The location of material changes and how they are integrated with one another is important. One of the most important integration requirements is how the pedestrian zone materials transition to the upper level materials, particularly where an EIFS system is used. There shall be a transition strip or band of materials that integrates with the architectural design and helps mitigate the transition.

FIGURE 34: Transition Designs for Different Materials

FIGURE 35: Front, Side, and Rear Facade Diagrams

Above: Representative primary front facade showing possible mix of materials; building heights; entrance element locations; signage; and awnings.

Above: Representative side facade showing possible mix of materials; building heights; signage; awnings; and vertical element design.

Above: Example of rear elevation showing potential massing and detailing.

Above: Representative images of rear facades for the Four-Sided buildings showing how the display cases and architectural design can mimic the front facades while retaining the functionality of a typical rear facade for retail.

D. Front, Side, and Rear Facades

The facades of the Four-Sided building type shall not vary as much from the front to the rear as the Anchor and Mid-Box buildings. Since all four sides of the building shall be in the public view, the design of the rear facades shall be designed in a manner similar to the front facades as they are both listed as primary facades in the Redevelopment Plan. The primary differentiation shall be that only one of the primary facades shall be home to the public entries, while the other primary facade shall be limited to employee access only. However, the goal is to create facades that look very similar and to limit the hierachy of front to back relationship through the use of display cases, materials, signages, etc.

FIGURE 36: Pad Building

Above: Examples of Pad building type.

3.15 Pad Building

A Pad building is a single story, stand-alone structure that is typically located at the edge of the retail parking field adjacent to Route 322. Pad buildings contain only a single tenant and typically consist of the smallest tenants based on square footage. The architectural style of each pad building shall relate to the material palette and character of the surrounding architectural context.

The pad retail is the smallest size retail building type. They are typically stand-alone buildings. Efforts to create harmony with the surrounding retail context shall be taken through consistency of building heights, materials, colors and percentages of fenestration.

Architectural design elements that are characteristic of Pad buildings include:

A. Building heights that are consistent from pad building to building. Each pad shall be within 15% of the building height of the pad next to it with a maximum height of 25 feet.

B. Entrance elements are given importance through protrusions, changes in materials, height differential and/or other features.

C. Building materials shall be in line with the list of materials from Section "3.11 Building Design and Architectural Standards".

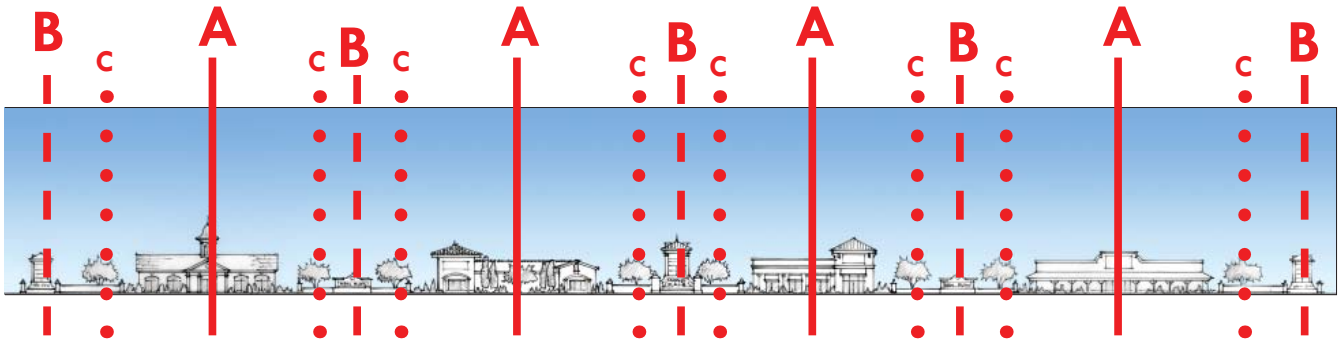
D. Building colors shall be consistent with the color palette of the retail centers and shall primarily include whites, creams, and earth tones. Accent colors are permitted subject to Joint Land Use Board review and approval.

E. A minimum of 15% of each facade and 30% of all facades in aggregate shall be glass. Rear facades may use spandrel glass to achieve the minimum requirements. All other glass shall be clear.

FIGURE 37: Typical Pad Design

The images above are representative of the types, sizes and designs that are typical of Pad retail buildings.

FIGURE 38: Streetscape Rhythm Diagram



The above preliminary study emphasizes a coordinated approach to the design of retail buildings and surrounding elements. The above buildings are consistent with regards to building heights, building spacing, adjacent parking, signage, and landscape elements to create a cohesive streetscape rhythm.

3.16 Building Signage

Based on building type Anchor, Mid-box, Four-sided and Pad, these guidelines identify permitted signage area, permitted locations and permitted number of building signs. Refer to "FIGURE 42: Facade Hierarchy and permitted Signage Type and Locations" for permitted sign locations. All building signs are encouraged to reflect the overall architectural character of the Northside Commercial Redevelopment Area. See Signage Calculation Examples in "FIGURE 41: Signage Calculation Example".

Retail Center owner or Tenant is required to design, fabricate and maintain signage following these standards. Signs are subject to Redevelopment Entity and Joint Land Use Board approval. Signs shall be designed to give clean, functional information. All signage is to be of the highest quality design and construction. Signs shall be designed to complement the overall architectural tone of both the individual retail building and the Center as a whole, and specifically, façade signage shall be mounted directly onto the building. Bright, colorful building backgrounds, inconsistent with the overall color pallet of the retail center shall be prohibited. The background field upon which the façade sign is mounted shall be consistent in color and material with the rest of the building. That notwithstanding, all general concepts for signage, awning, structural canopy signage for both the retail centers must follow these standards.

A. Signage Goals and Objectives

Based on building type, the Richwood signage guidelines identify permitted signage areas, locations, materials, and number of signs. Associated diagrams and charts for explanations are located at the end of this section. All signage is to be of the highest quality design and construction and shall be designed to complement the storefront design and general building design. The Tenant is responsible to obtain all approvals and permits as required by the local jurisdiction.

B. Permitted Retail Center Signage Locations

1) Primary Facade Identification Signs

a) Each Tenant is required to provide one Primary Facade Identification sign on the primary entrance facade.

b) Primary Identification signs shall fit into the overall architectural character of the Northside Commercial Redevelopment Area.

c) Primary Identification signs shall the overall architectural massing and character of the Northside Commercial Redevelopment Area.

d) Primary Identification signs shall be designed and coordinated with the architectural massing of the building.

e) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.

f) The Primary Facade Identification sign shall be illuminated. Pin-mounted rear illumination channel letters and "goose-neck" lights are preferred.

g) Sign area is the area of a framed sign or an imaginary rectangle surrounding the outer edge of the letters and logo of a sign. See Signage Calculation Example in "FIGURE 41: Signage Calculation Example".

2) Primary Facade Secondary Signs

a) Signs are not required to be illuminated. Letters may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of one inch thick.

b) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.

c) Primary Facade Secondary Signs shall fit into the overall architectural character of the Northside

Commercial Redevelopment Area.

3) Secondary Facade Signs

a) The wording of the sign is limited to the Tenant's trade name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.

b) Secondary facade signs shall be designed and coordinated with the architectural massing of the building.

c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.

C. Permitted Retail Center Signage Types

Only the following Sign Types are permitted:

1) Monument Sign (See "3.27 Sign Standards")

2) Wall-Mounted Signs

a) Reverse channel letters with halo illumination, opaque letter-sides and faces and non reflective background.

b) Incised signing cast into or carved out of an opaque material.

c) Sculptural iconographic elements contextual to the storefront design.

d) Internally illuminated individual channel letters with acrylic faces individually mounted on the facade. Signs/letters may be mounted on exposed raceways. Raceways must match the color of the facade.

e) Menu board signs for restaurants.

3) Hanging & Projecting Signs (Blade)

a) Projecting signs mounted on a building facade or storefront pole or attached to a surface perpendicular to the sign's surface and to the normal flow of traffic.

b) Hanging and projecting signs shall not be mounted below 8' in height in order to keep pedestrians from damaging them.

4) Structural Canopy and Awning Signs

a) Awnings are defined as fabric type structures over windows, niches, or doors with light-gauge framing.

b) Structural canopies are defined as heavy-framed protective and/or decorative structures over entrances.

FIGURE 39: Signage Permission Diagram

RETAIL TYPE	SIGNAGE TYPE					
	Primary Facade		Secondary Facade	Canopy / Awning	Hanging / Projecting (Blade)	Wall-Mounted
	Primary Ident.	Secondary Ident.				
Anchor	Permitted	Permitted	Prohibited	Permitted	Prohibited	Permitted
Mid-box	Permitted	Permitted	Permitted	Permitted	Prohibited	Permitted
Four-sided	Permitted	Prohibited	Prohibited	Permitted	Permitted	Permitted
Pad	Permitted	Prohibited	Permitted	Permitted	Permitted	Permitted

Above: *Chart indicating list of permitted and prohibited signage per retail building type*

	RETAIL CENTER SIGNAGE MATRIX	ANCHOR (More than 300 linear feet on the Primary Facade)	MID-BOX (More than 125 and less than 250 linear feet on the Primary Facade)	FOUR-SIDED (More than 20 and less than 100 linear feet on the Primary Facade)	PAD (Typical 40 to 100 linear feet on the Primary Facade)
	Total Permitted Sign Area= Primary sign Area + Secondary Sign Area (If permitted)	550 square feet or 5% of the Total Primary Facade Area (whichever is less)	240 square feet or 8% of the Total Primary Facade Area (whichever is less)	130 square feet or 10% of the Total Primary Facade Area (whichever is less)	120 square feet or 8% of the Total Primary Facade Area (whichever is less)
PRIMARY FACADE	Largest size permitted for Primary Identification Sign (One sign permitted)	350 square feet	200 square feet	110 square feet	110 square feet
PRIMARY FACADE	Largest size permitted for Secondary Sign (Up to three signs permitted)	200 square feet per sign	90 square feet per sign	20 square feet	20 square feet
SECONDARY FACADE	Largest size permitted for Sign on a Secondary Facade (One sign permitted)	250 square feet or 5% of the Total Secondary Facade Area (whichever is less)	150 square feet or 8% of the Total Secondary Facade Area (whichever is less)	100 square feet or 10% of the Total Secondary Facade Area (whichever is less)	100 square feet or 8% of the Total Secondary Facade Area (whichever is less)

FIGURE 40: Retail Center Signage Matrix

5) Directory Signs

6) Temporary Signs, per the Harrison Township Ordinance, Article XIII: Signs.

7) Other/Miscellaneous, per the Harrison Township Ordinance, Article XIII: Signs.

D. Prohibited Retail Center Signage Types:

1) Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting, plastic panel rear-lighted signs, or neon.

2) Signs on roofs, dormers, and balconies.

3) Billboards.

4) Signs with changeable copy by digital or other means or which flash, rotate, spin, fade, or strobe.

5) Signs employing audible equipment, and/or moving, flashing or blinking lights.

6) Luminous vacuum-formed type plastic letter signs.

7) Exposed neon.

8) Paper, cardboard signs or signs of other temporary or nondurable materials.

9) Moving or blinking.

10) Box lit signs.

E. Retail Building Type Definitions for Signage

1) Anchor Signs: Anchor buildings typically have more than 300 linear feet of primary building facade. See "FIGURE 40: Retail Center Signage Matrix".

2) Mid-Box Signs: Mid-box buildings typically have 125-250 linear feet of primary building facade per tenant. Each tenant space is considered an individual mid-box building and is typically adjacent to another mid-box building.

3) Four-Sided Signs: Four-sided buildings typically have between than 20-100 linear feet per tenant of primary building façade and a tenant size of 2,000-12,000 sf. They may be arranged in multi-tenant buildings similar to the Mid-Box or may be stand-alone buildings. The primary deifference between the Four-Sided format and Mid-Box buildings is that the Four-Sided buildings typically have more facades that are oriented toward the public view and therefore typically have multiple primary facades per building.

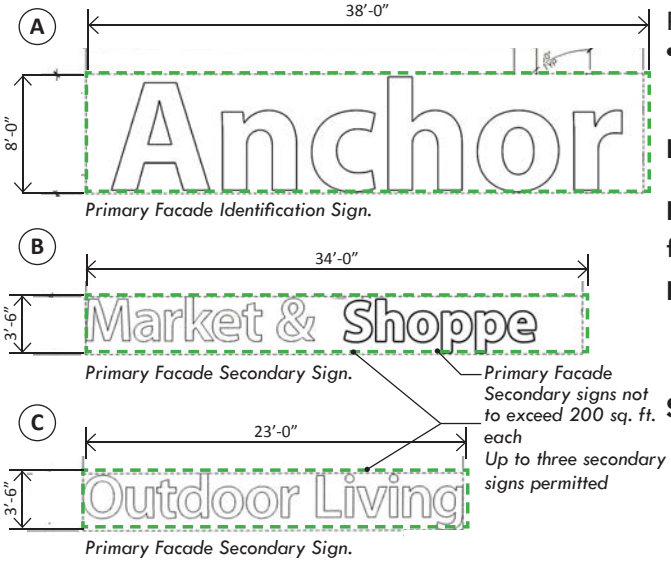
4) Pad Signs: Pad is generally smaller, free-standing buildings. Pad is generally located in front of main retail anchors along parking areas and/or at the street edge. Because all four sides of a pad are often visible, architecture and signage must be coordinated on all building sides.

F. Miscellaneous Sign standards

1) No sign maker's labels or other identification shall be permitted on the exposed surface of signage except as required by code, which shall then be placed in an inconspicuous location.

2) All electrical signs shall bear the U.L. Label and shall comply with code. U.L. Labels shall be placed in an inconspicuous location.

FIGURE 41: Signage Calculation Example



Primary Facade Signage Calculation (Example Anchor)

- **Sign area is to be calculated using the extents of letters and logos.**

Primary Facade Area: 12,480 sq ft (480' x 26'H)

Permitted Sign Area: 624 sq ft (5% of 12,480) or 550 sq ft whichever is less: 550 sq ft.

Primary Identification Sign:

350 sq ft permitted

304 sq ft illustrated in example (8' x 38') (Sign A)

Secondary Signs:

246 sq ft total area permitted (550' minus 304')

200 sq ft max permitted per sign

119 sq ft illustrated - Secondary Sign (3'-6' x 34') (Sign B)

80.5 sq ft illustrated - Secondary Sign (3'-6' x 23') (Sign C)

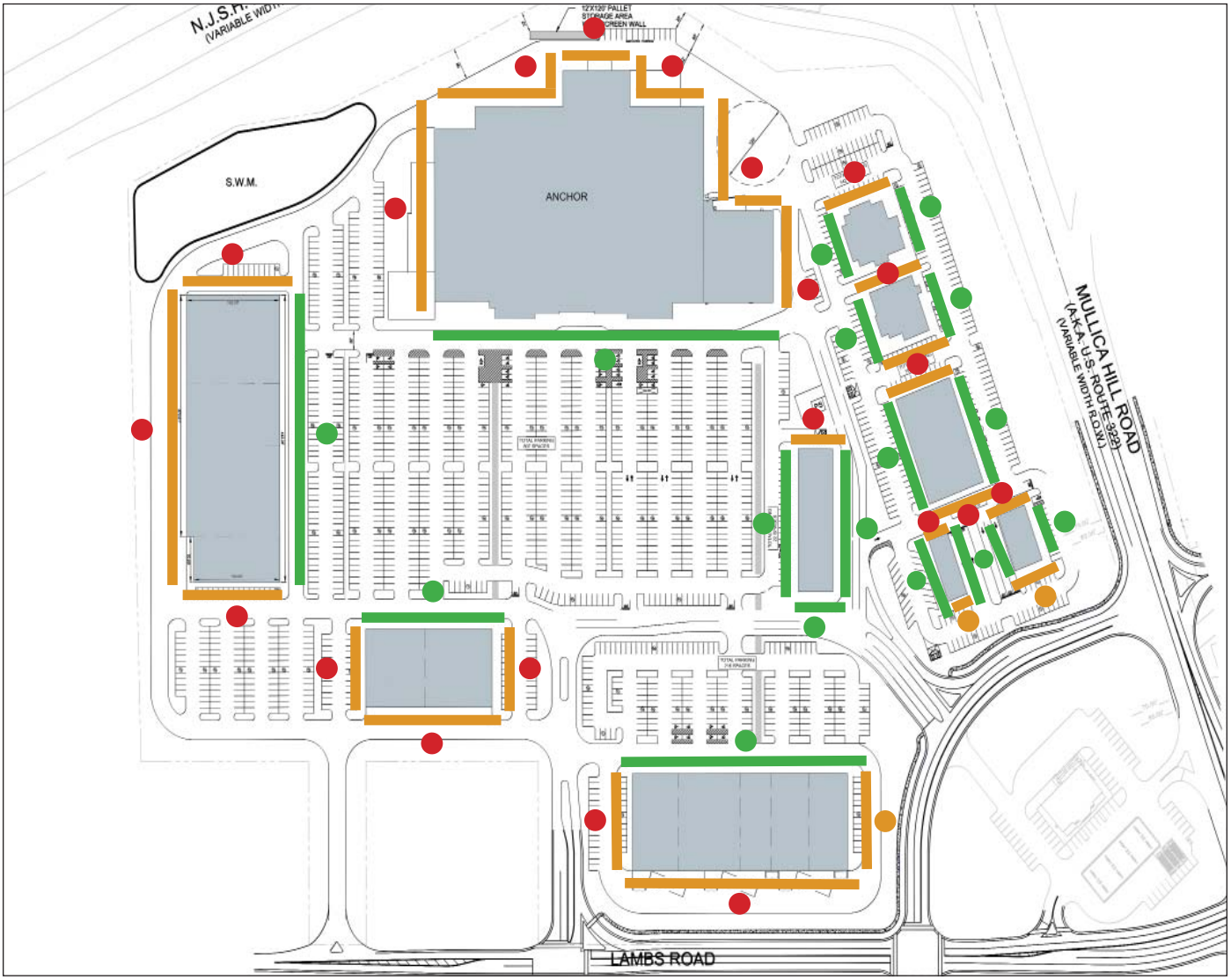


FIGURE 42: Facade Hierarchy and permitted Signage Type and Locations

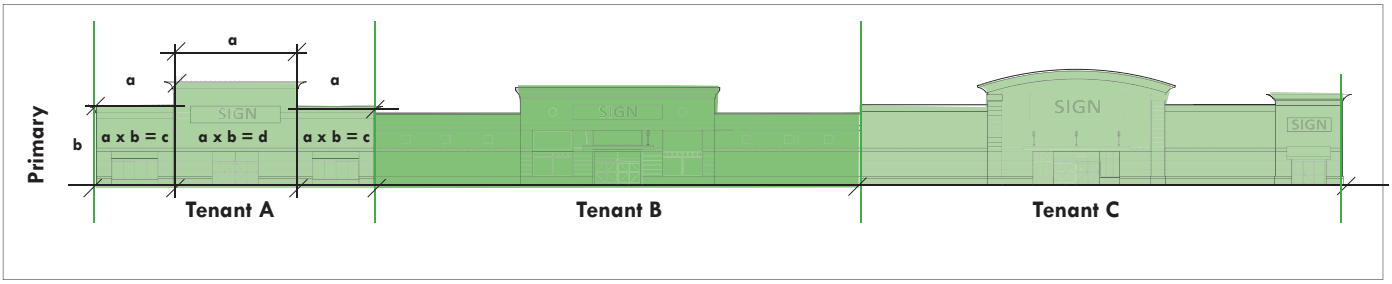
Legend

- *Primary Facade*
- *Secondary Facade (side and/or rear)*
- *Permitted Primary Sign Location* *
- *Permitted Secondary Facade Sign Location*
- *Sign Not Permitted*

Notes:

*** On Retail Pads and Four-Sided: where there are shown 2 Permitted Primary Facade and Sign Locations, when one facade is determined to be primary, the other facade will follow secondary facade and sign standards.**

FIGURE 43: Facade Area Example Calculations (calculated on a per tenant basis)



Tenant A Primary Facade Area = (2 c)+ d (The same methodology applies to tenants B, C, and all other Retail Center calculations)

3) Store Window Graphics:

   a) Decal-type lettering and/or logos may be applied to the interior face of storefront glass as safety markings (not to exceed 4 inches in height).

   b) Credit card decals and store hours may be applied to the inside of the storefront glass. Such signs shall be located in a compact, organized, and discreet manner, preferably at a window corner. Such signs shall not exceed one square foot in total area.

4) Store Window Safety Logos: Repetitive safety symbols (graphically designed) or lettering may be applied to the second surface (reversed reading, inside the store) storefront glass as approved by the Township for identifying transparent surfaces for customer safety purposes. Emblems, logos and lettering shall not exceed 4 inches in height.

G. Temporary Sign requirements

Temporary signs are permitted, provided the following standards are met:

1) Temporary civic, cultural, and public service window posters, when posted inside commercial establishments, provided they do not individually or combined, occupy more than 25% of the total area of said window, or 5 square feet, whichever is less. Temporary window signs are permitted on ground floor windows only. Political signs are not permitted.

2) Temporary promotional or special sales signs shall be permitted for a period not to exceed 30 days, when erected in conjunction with a commercial establishment, provided they do not, individually or combined with other window signs, exceed 25% of the total area of the display window or 16 square feet, whichever is less. Temporary signs advertising a business opening or change in ownership shall not exceed an area of 10 square feet, and shall be permitted for not more than 60 days, specifying the date of removal. All temporary signs shall have the date of removal printed clearly on the lower right-hand corner, as viewed from the exterior. Temporary promotional signs are permitted on ground floor windows only.

3) See Harrison Township code for more detail and other requirements for temporary signs.

3.17 Transportation Standards

The intent of the four Redevelopment Areas composing Richwood is that there shall be an integrated network of streets, green linkages, pedestrian and bicycle paths, and sidewalks to assure that transportation and open space work in tandem to provide interconnected mobility throughout the community and its adjacent environments dispersing traffic through a variety of mobility modes and mobility routes. There shall be easy access within and between neighborhoods and commercial centers. All streets and commercial parking areas shall be accessible to the public and there shall be no gated facilities or neighborhoods.

A. General Requirements - Vehicular Mobility

1) A new roadway system of streets roughly parallel to Route 322 shall provide local traffic an alternative to traveling on Route 322.

2) Adjacent commercial/retail areas shall be interconnected through a system of parking areas, roadways and pedestrian walks.

3) Mass transit systems shall be accommodated with signage, stops, shelters and pull-offs.

4) All roadways are subject to review and approval by Gloucester County and/or NJDOT. Roadways under State or County jurisdiction are subject to their review and approval.

B. General Requirements – Bicycle/Pedestrian Mobility

1) There shall be user-friendly design solutions that accommodate pedestrians, cyclists and those with disabilities.

2) Sidewalks, crosswalks, curb cuts parking areas and plaza amenities shall be accessible to those with disabilities in accordance with the Americans with Disabilities Act (ADA).

3) All crosswalks shall be clearly delineated by a material different from the surrounding road surface by the use of durable, low maintenance surface material to be approved by the Joint Land Use Board. Materials such as pavers and scored concrete are acceptable. Painted tiger stripe markings are permitted subject to Joint Land Use Board Approval.

4) Common Areas shall be accessible from all buildings and connected both internally and externally by a comprehensive on-site pedestrian/bicycle circulation system. A system of clearly defined bump-outs, refuge islands and interconnected sidewalk paths shall be incorporated in all commercial developments to provide safe pedestrian and bicycle access through and within parking lots and internal roadways. Raised sidewalks and speed tables may be required to reduce potential auto/pedestrian/bicycle conflicts as determined by the Joint Land Use Board. All pedestrian/bicycle systems shall be designed incorporating trees, shrubs, benches, flower-beds, ground covers and lighting.

5) Sidewalks and plazas shall be made comfortable for use by pedestrians through the use of landscaping, overhangs and canopies for shade and non-heat absorbing materials. Pedestrian circulation layout on any development site shall take into account off-site generators of pedestrian movement, such as open spaces, schools, transit stops and existing/proposed residential neighborhoods.

6) Sidewalks widths in commercial areas shall adhere to standards found in this section and in all accompanying figures to this section. Sidewalks shall be primarily scored concrete, with 25% of sidewalk surface area consisting of floated aggregated concrete, brick or unit pavers.

7) Sidewalk cafes, eating and drinking are permitted subject to standards found in Section “3.18 Semi-Public/ Public Space & Streetscape Elements”.

8) Bike compatible roadways shall be designed in accordance with AASTHO polices and NJDOT standards.

9) All traffic control structures, including traffic signal armatures and housings, stop sign posts and street sign posts shall be black.

10) Bicycle racks shall be provided throughout the project. Bicycle racks shall be black.

11) Sidewalk/paths shall meet standards in "FIGURE 49: Northside Redevelopment Plan Sidewalk Locations" and "FIGURE 50: Internal Sidewalk Typologies".

C. Mobility Regulating Plan. The standards that follow are minimum standards and may be exceeded in accordance with an approved site plan. "FIGURE 47: Vehicular Mobility Regulating Plan" and "FIGURE 48: Pedestrian and Bicycle Mobility Regulating Plan" depict the Mobility Regulating Plan. "FIGURE 51: US Route 322 Key Map" through "FIGURE 66: Roundabouts Cross-Section" depicts typical cross sections of roadways and roadway elements that are the subject of this plan. A scaled plan of roadway improvements is found in Appendix A and shall be used to determine Right-of-Way requirements, lane requirements, and lane dimensions. Infrastructure depicted is deemed fixed. Any exceptions from these improvements shall be subject to the review and approval of the Joint Land Use Board.

FIGURE 44: Stamped Concrete with Brick Appearance or Bermed with Riverstone

FIGURE 45: Typical 5' Asphalt Bike/Ped Path

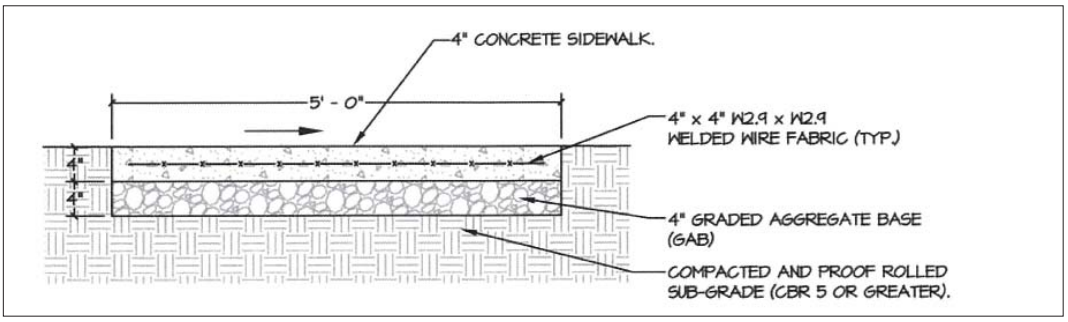


FIGURE 46: Typical 8' Asphalt Bike/Ped Path

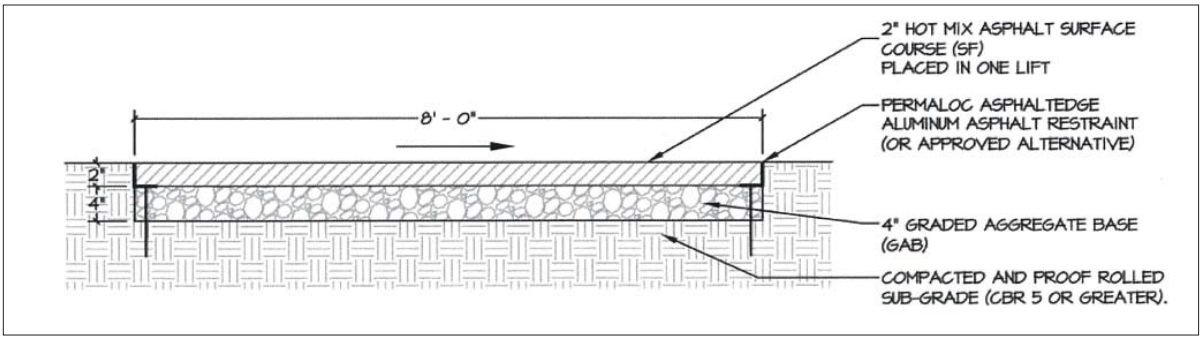


FIGURE 47: Vehicular Mobility Regulating Plan

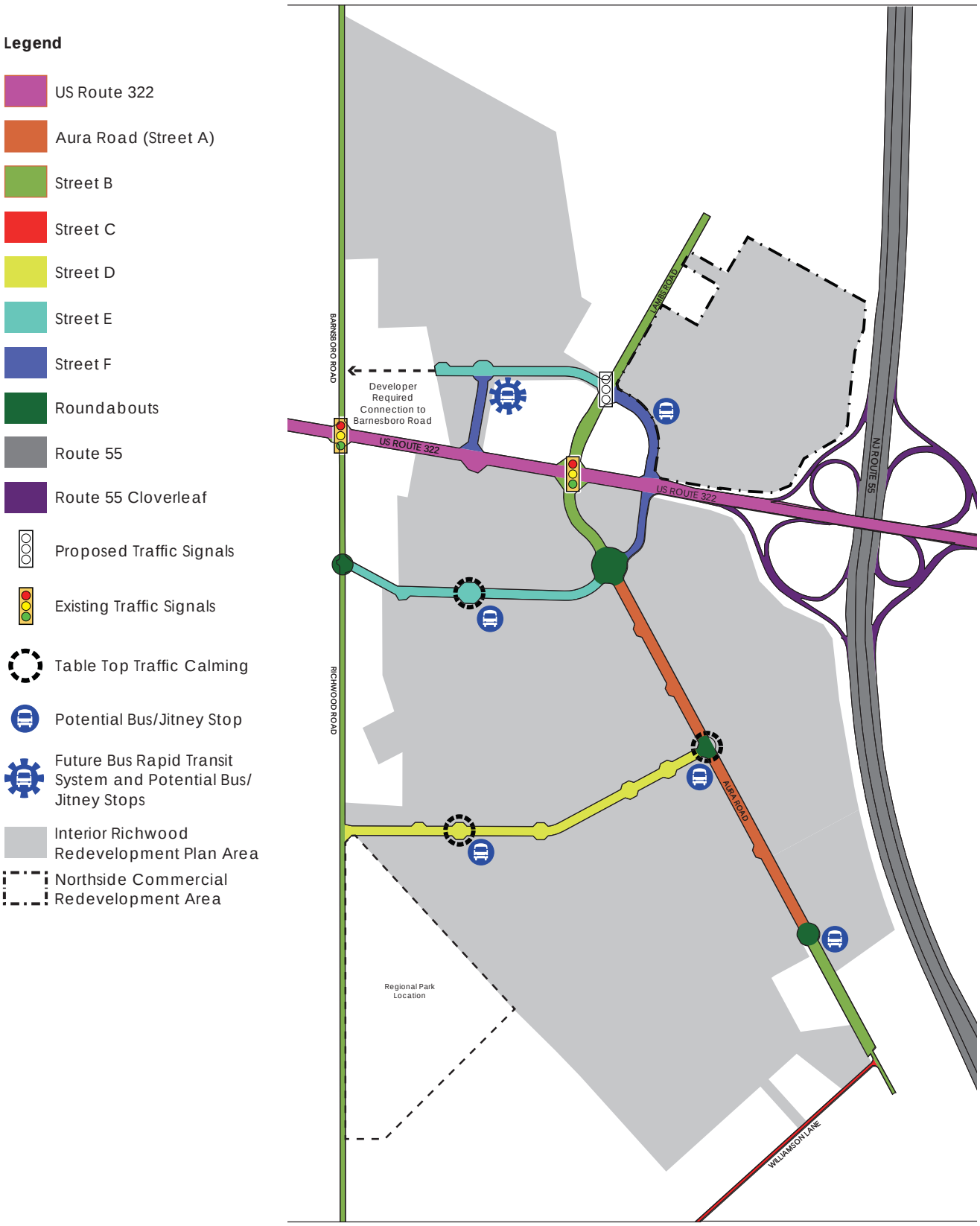


FIGURE 48: Pedestrian and Bicycle Mobility Regulating Plan

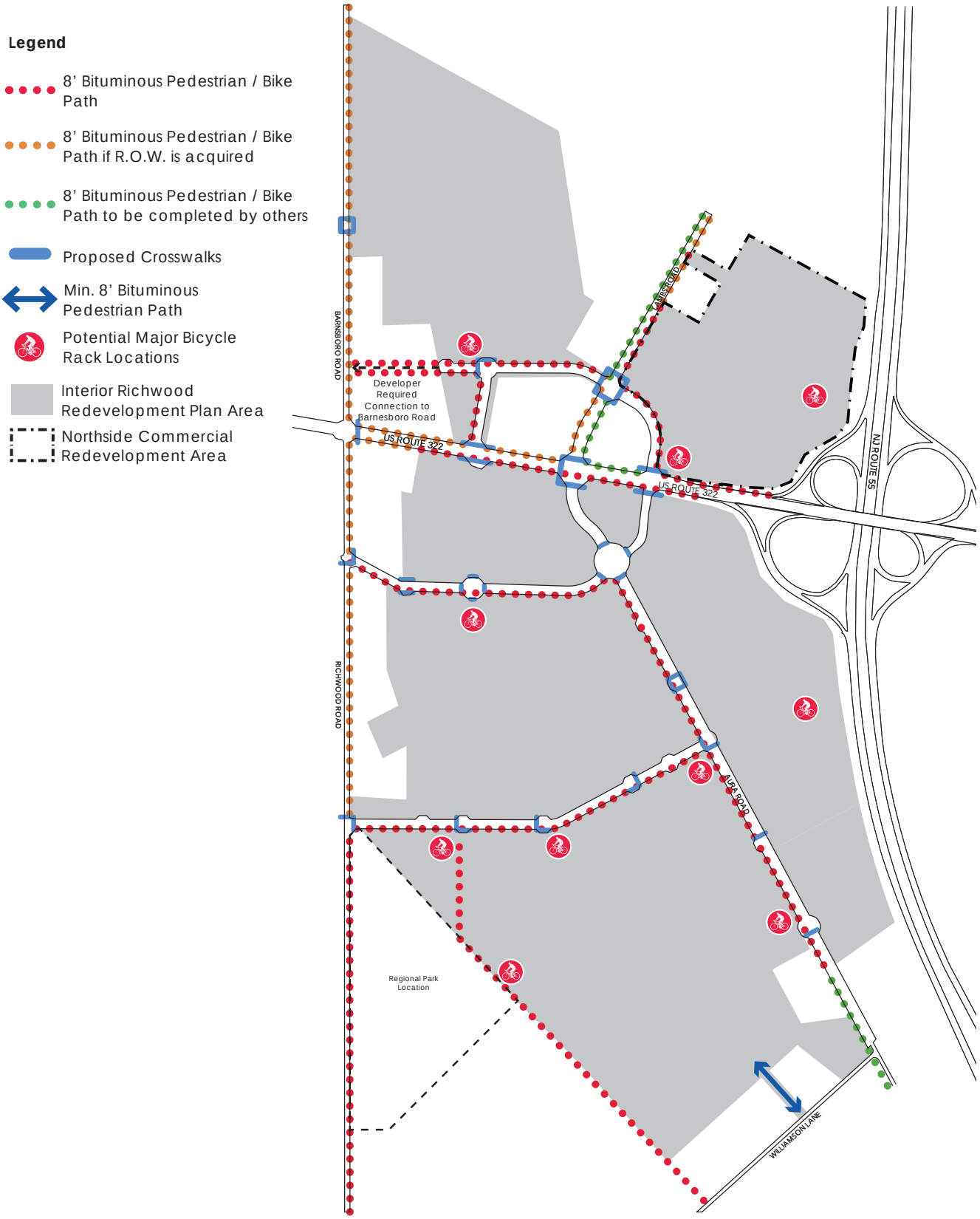


FIGURE 49: Northside Redevelopment Plan Sidewalk Locations

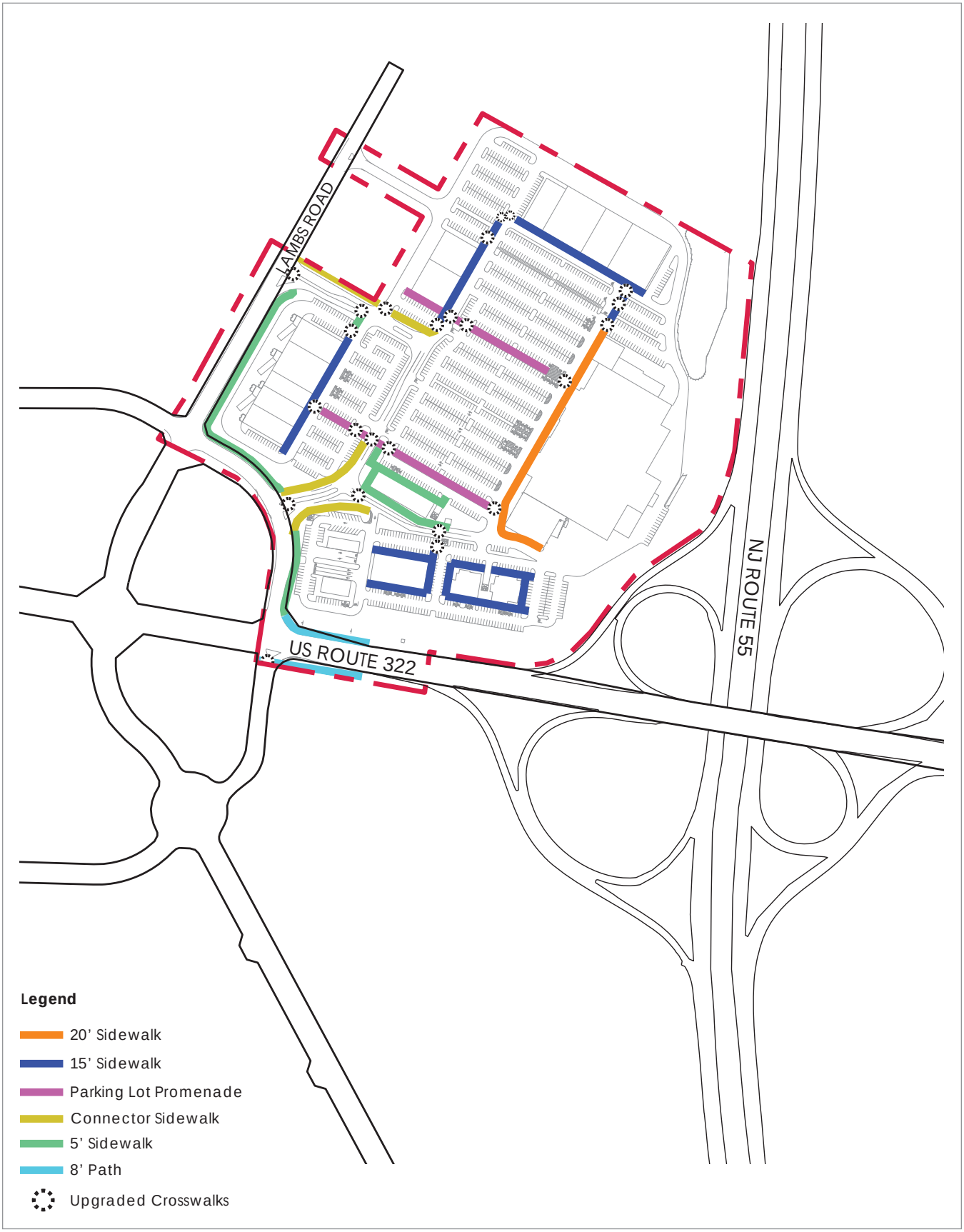
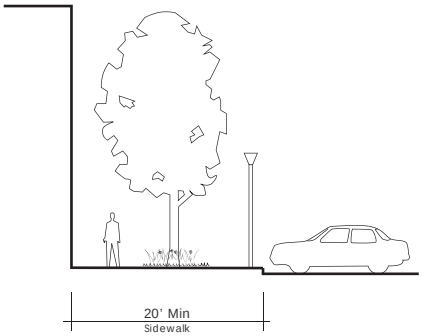
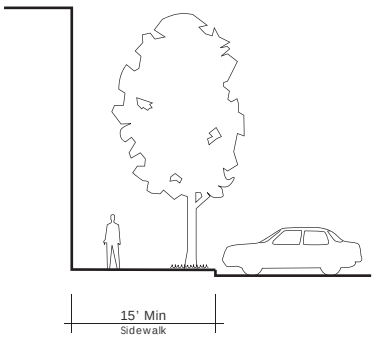


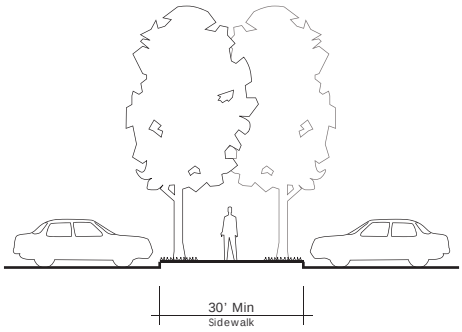
FIGURE 50: Internal Sidewalk Typologies

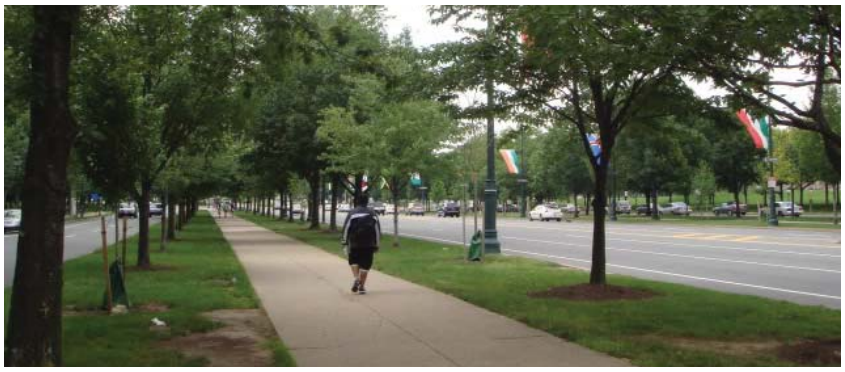


Typical 20' Sidewalk

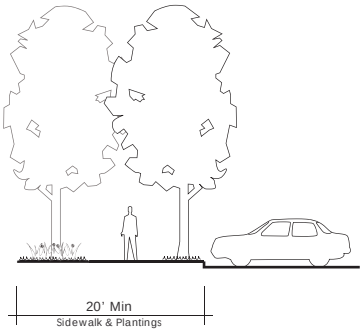


Typical 15' Sidewalk





Typical Parking Lot Promenade



Typical Connector Sidewalk

1) U.S. Route 322.

a) The street right-of-way is variable as the illustrative cross section depicts. Lane geometry is subject to regulating agency approval and may include the need for additional lanes, de-acceleration lanes and/or left turn lanes.

b) Except as noted in Section “3.21 Buffer Standards.”, a minimum 70 foot wide landscaped buffer area shall be provided adjacent to the right-of-way. The buffer shall screen all parking areas and include a 3.5foot high berm, evergreen shrubs and a combination of evergreen and deciduous trees.

c) An 8 foot wide paved “FIGURE 46: Typical 8’ Asphalt Bike/Ped Path”, multi-purpose path shall be located within the landscaped buffer area.

d) A minimum 20 foot wide landscaped area shall be located between the curbline/edge of pavement and the pathway.

e) Street trees, to be installed in a double row at 50 feet on center, shall have one row planted between the pathway and the curbline/edge of pavement.

f) There shall be no on-street parking.

g) Street lights and traffic control elements shall be black

h) Transit Shelters are permitted as needed.

i) Signage setbacks shall be subject to Section “3.27 Sign Standards” of this plan.

FIGURE 51: US Route 322 Key Map

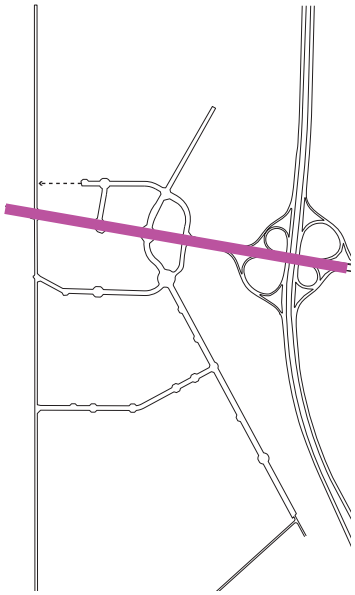
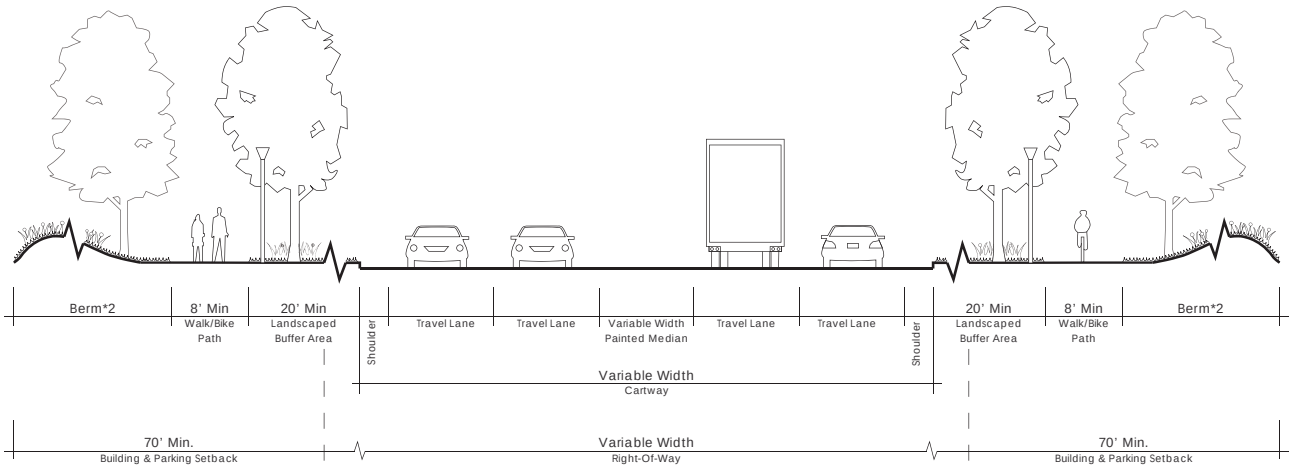


FIGURE 52: US Route 322 Cross-Section



1. Dimensions within cartway are consistent with County improvement plans.

2. Variable Buffer Width

2) Street B (Aura Road).

a) The street right-of-way shall be 76 feet wide as the illustrative cross section depicts. Lane geometry is subject to regulating agency approval and may include the need for additional lanes, de-acceleration lanes and left turn lanes.

b) A center median shall be provided to separate opposing direction traffic and to designate left turn lanes. The median shall be constructed of asphalt, stamped and colored to look like brick, or bermed with riverstone (See "FIGURE 44: Stamped Concrete with Brick Appearance or Bermed with Riverstone").

c) On the westerly side of Aura Road, an 8 foot paved pathway shall be provided between the curb line and the building and/or off-street parking setback line. A minimum 12 foot landscaped area shall be located between the curbline and the pathway.

d) On the easterly side of Aura Road, a 5 foot wide sidewalk shall be provided between the curbline and the building and/or off-street parking setback line. A minimum 12 foot landscaped area shall be located between the curbline and the sidewalk.

e) Street trees, to be installed 40 feet on-center, shall be planted between the sidewalk/pathway and the curbline.

f) Building structures and surface parking lots shall maintain a 25 foot wide landscape buffer adjacent to the street right-of-way. Parking areas shall be screened with landscaping and a 3.5 foot high berm.

g) There shall be no on-street parking.

h) Street lights and traffic control elements shall be black.

i) Transit structures are permitted as needed.

j) Signage setbacks are subject to Section "3.27 Sign Standards" of this plan.

FIGURE 53: Aura Road Key Map

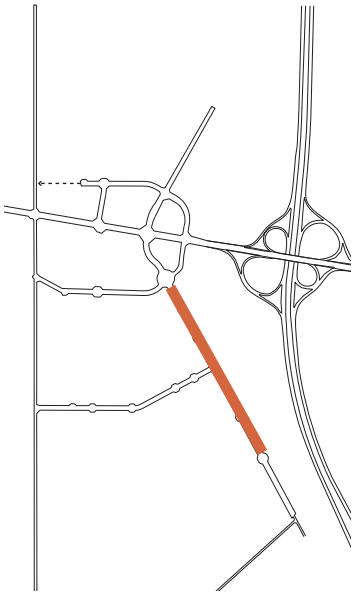
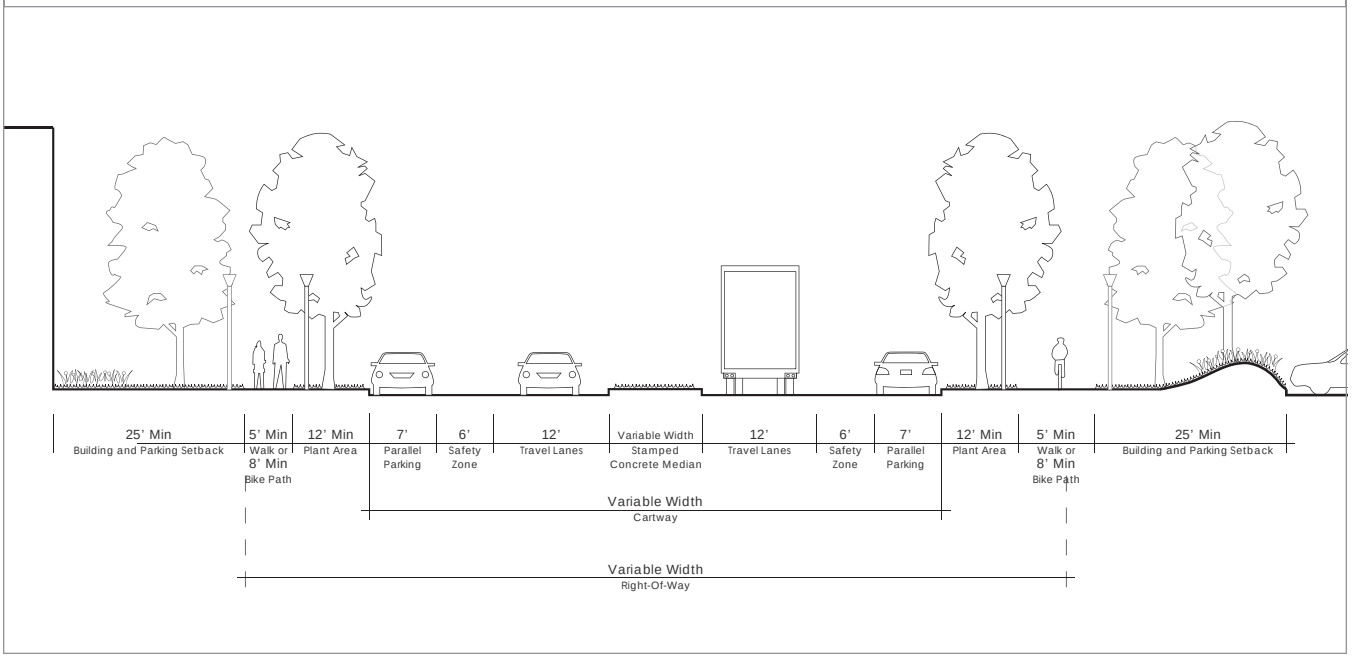


FIGURE 54: Aura Road (Street A) Cross-Section



3) Street B.

a) The road right-of-way shall be +/-73 feet wide as the illustrative cross section shows.

b) 1 travel lanes and a paved shoulder shall be provided for each direction.

c) Except as modified in Section “3.21 Buffer Standards.”, a minimum 25 foot wide landscaped berm and buffer area exclusive of sidewalk/path requirements shall be provided adjacent to the right-of-way.

d) An 8 foot wide paved pathway shall be located per “FIGURE 48: Pedestrian and Bicycle Mobility Regulating Plan”. A 5 foot sidewalk shall be on the other side of the roadway.

e) A minimum 10 foot wide landscaped area shall be located between the curb line/edge of pavement and the pathway.

f) Street trees, to be installed at 50 feet on-center in a double row, shall generally be planted between the pathway and the curb line/edge of pavement.

g) There shall be no on-street parking.

h) See “FIGURE 69: Northside Redevelopment Plan Key Buffer Locations” for additional buffer requirements in the area identified in red in the key map on this page.

i) Signage setbacks shall be subject to Section “3.27 Sign Standards” of this plan.

FIGURE 55: Street B Key Map

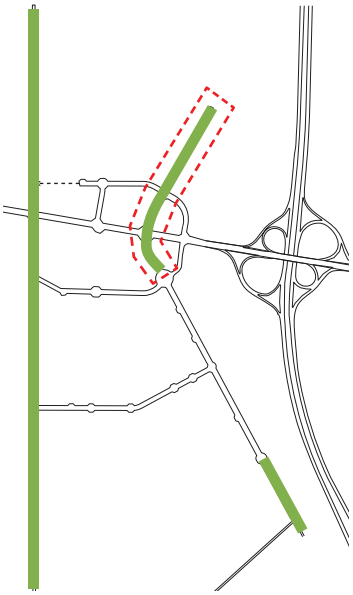
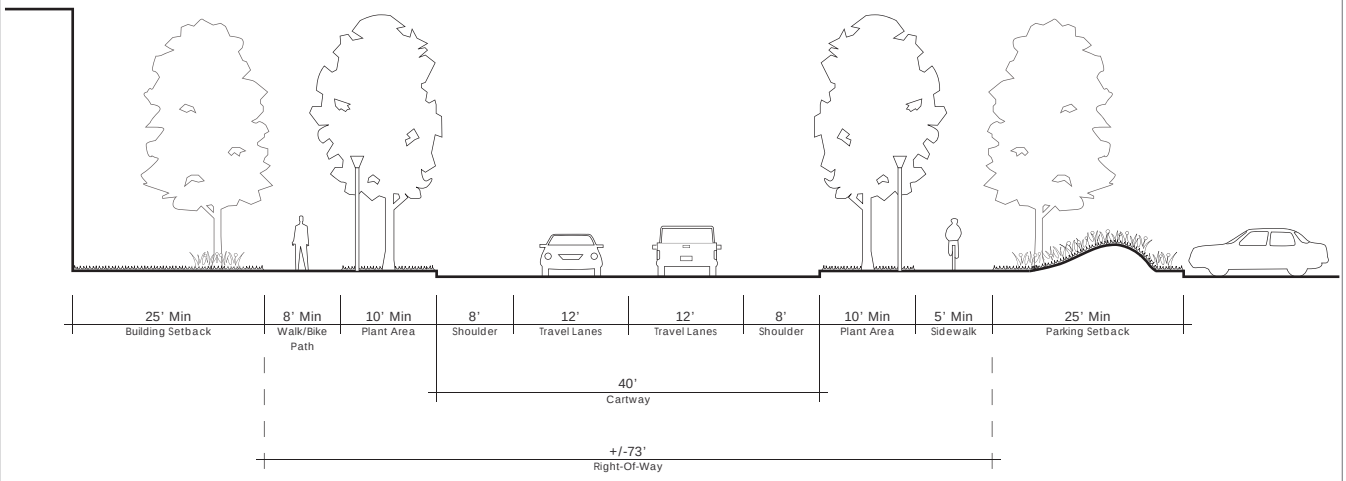


FIGURE 56: Street B Cross Section



4) Street C.

a) The road right-of-way shall be 66 feet wide as the illustrative cross section shows.

b) 1 travel lane shall be provided for each direction.

c) A minimum 11 foot wide landscaped buffer area shall be provided adjacent to the right-of-way.

d) A 5 foot wide concrete sidewalk shall be located within and/or outside the landscaped buffer.

e) A minimum 6 foot wide landscaped area shall be located between the curb line/edge of pavement.

f) Street trees, to be installed at 40 feet on-center, shall generally be planted between the sidewalk and the curb line/edge of pavement.

g) There shall be no on-street parking.

FIGURE 57: Street C Key Map

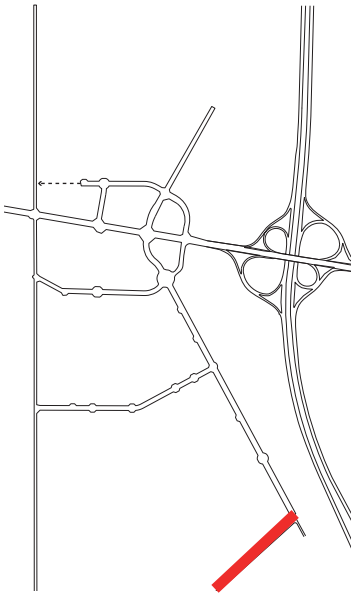
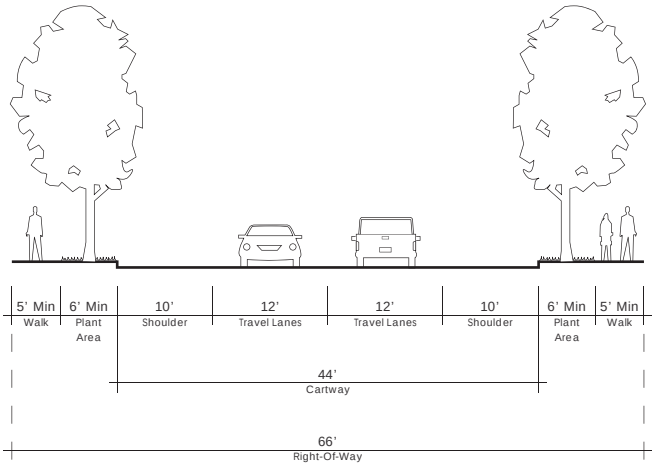


FIGURE 58: Street C Cross-Section



5) Street D.

a) The street right-of-way shall be 64 feet as the illustrative cross section shows.

b) 1 travel lane shall be provided for each direction.

c) The street cross section is asymmetrical where one side of the street will serve pedestrians with a 5 foot wide sidewalk and the other side will provide an 8 foot wide bike path.

d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk/paved pathway and the curb line.

e) Parallel parking shall be provided along both sides of the street.

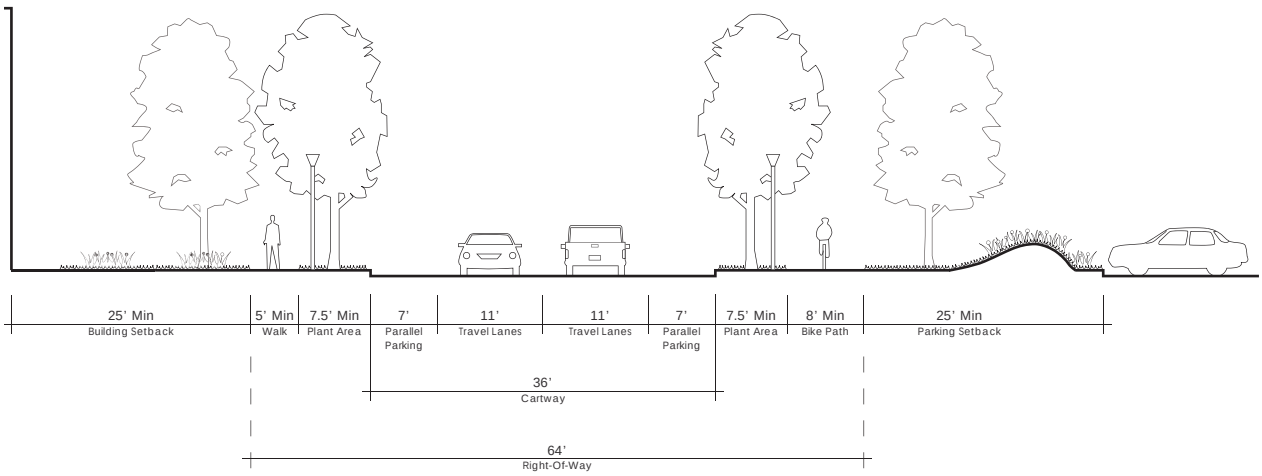
f) Minimum setback for permitted building structures shall be 25 feet.

g) Surface parking lots shall be setback a minimum of 25 feet and maintain a landscape buffer with a 3.5 foot high berm.

h) Street lights and traffic control elements shall be black.

FIGURE 59: Street D Key Map

FIGURE 60: Street D Cross-Section



1) Street E.

a) The street right-of-way shall be +/- 65 feet wide as the illustrative cross section shows.

b) 1 travel lane shall be provided for each direction.

c) The street cross section is asymmetrical where one side of the street will serve pedestrians with a 5 foot wide sidewalk and the other side will be served with an 8 foot wide bike path.

d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk and the curb line.

e) There shall be no on-street parking.

f) Buildings structures and surface parking lots shall maintain a 25' wide landscape buffer adjacent to the street right-of-way line.

g) A 3.5 foot high landscape berm shall be provided where surface parking fronts the street.

h) Street lights and traffic control elements shall be black.

i) Sign setbacks subject to Section "3.27 Sign Standards" of this plan.

FIGURE 61: Street E Key Map

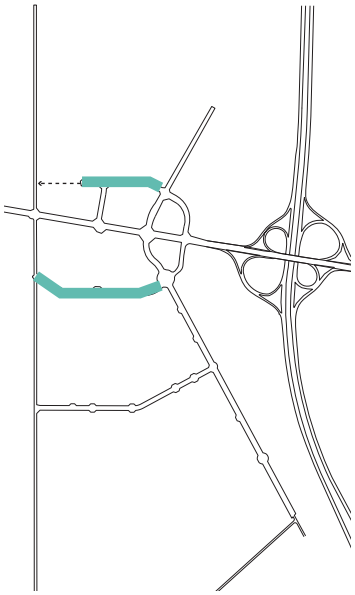
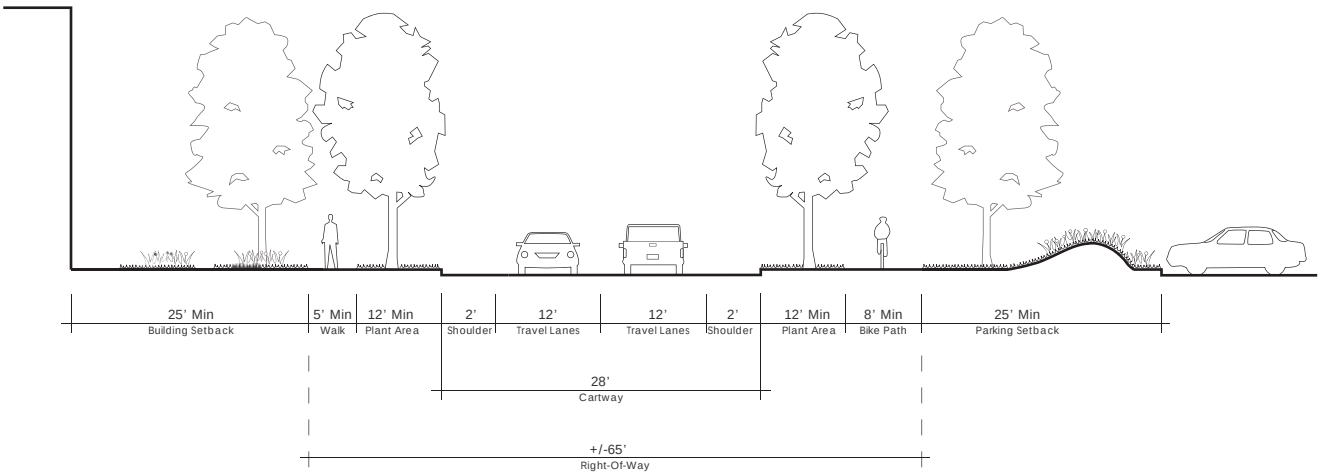


FIGURE 62: Street E Cross-Section



6) Street F.

a) The street right-of-way shall be +/- 77 wide feet as the illustrative cross section depicts. Lane geometry is subject to regulatory agency approval.

b) On the easterly side of Street E, an 8 foot wide paved pathway shall be provided between the curbline and the building/parking setback line. A minimum 12 foot landscape area shall be provided between the curbline and the pathway.

c) On the westerly side of Street E, a 5 foot wide sidewalk shall be provided between the curbline and the building/parking setback line. A minimum 12 foot wide landscape area shall be provided between the curbline and the sidewalk.

d) Street trees, to be installed 40 feet on-center, shall be located between the sidewalk/pathway and the curbline.

e) Building structures and surface parking lots shall maintain a minimum 25 foot wide landscape buffer adjacent to the street right-of-way. Parking areas shall be screened with landscaping.

f) There shall be no on-street parking.

g) Street Lights and traffic control elements shall be black.

h) Sign setbacks are subject to Section "3.27 Sign Standards" of this plan.

FIGURE 63: Street F Key Map

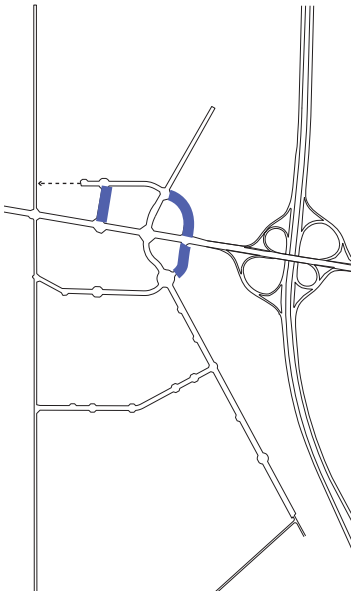
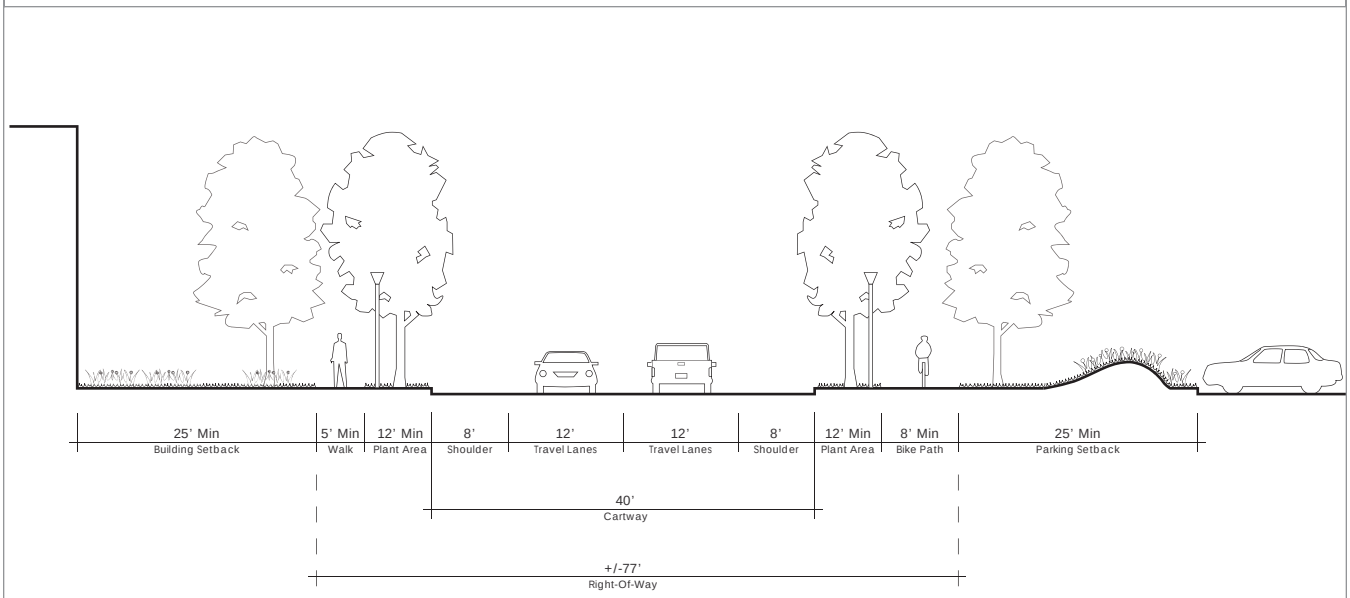


FIGURE 64: Street F Cross-Section



7) Roundabouts.

   a) A roundabout shall have a minimum 130 foot right-of-way as the illustrative cross-section shows.

   b) The landscaped central area of the roundabout shall have a 50 foot diameter.

   c) The outside planting area shall be 14 to 17 feet wide and planted with street trees, to be installed 40 feet on-center.

   d) A 5 foot wide sidewalk or an 8 foot wide paved pathway shall be provided on the outside of the roundabout.

   e) There shall be no on-street parking.

8) Table Top Traffic Calming Intersection.

   a) A table top traffic calming intersection shall be provided as required by the Joint Land Use Board as shown in Section "FIGURE 47: Vehicular Mobility Regulating Plan".

   b) The raised intersection shall have an asphalt pavement with decorative or scored concrete crosswalks.

   c) A 4 inch vertical transition of 10 foot wide concrete shall exist between the roadway and the intersection.

FIGURE 65: Roundabouts Key Map

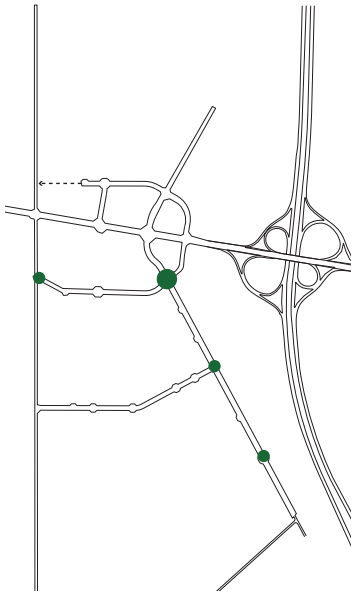
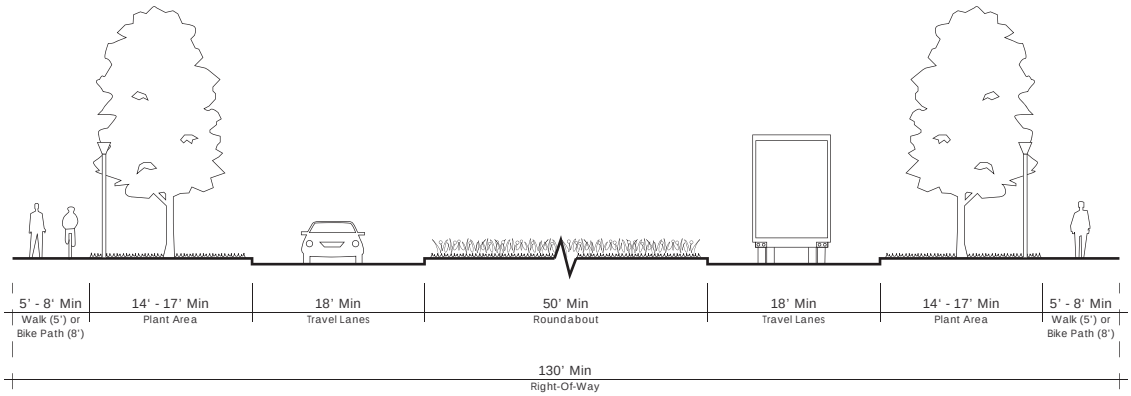


FIGURE 66: Roundabouts Cross-Section



D. The developer shall actively pursue public transportation service in conjunction with bus stops and/or shelters to be planned. Bus stop locations shall be coordinated with NJ Transit, NJ DOT and the County. The Joint Land Use Board may require shelters and pull-outs. These kinds of facilities shall have adequate lighting, landscaping, signage and benches and shall be maintained by the developer and/or assigns for the life of the development project. The developer shall work with the Township and New Jersey Transit to explore the possibility of expanding bus and bus rapid transit service to the new community and beyond.

3.18 Semi-Public/Public Space & Streetscape Elements

A. Generous opportunities shall be offered for sitting on benches, chairs, ledges, low walls or other comfortable surfaces. Movable chairs shall be provided, where feasible. Sitting locations shall relate with shade tree plantings and areas that provide shielding from the winds and trap sun in the winter. The use of fountains is encouraged.

B. Comfortable and attractive street furniture that is accessible to all including the physically disabled shall be provided in public spaces for public enjoyment and comfort. Street furniture to be approved by Joint Land Use Board shall include park benches, seating and tables, drinking fountains, trash receptacles, information kiosks and directories, bicycle racks, bollards, playground equipment, gazebos, and civic art. Where the development is located on to-be-established bus routes, bus turnouts and shelters shall be incorporated into the plan

C. Similarly, street furniture shall be provided in all semi-public spaces to unify the pedestrian realm and the streetscape. Eating opportunities shall be provided in these semi-public spaces through cafes and restaurants, which shall be allowed to expand to satisfy market demand. Often, courtyards can be very simple; a solid brick paver treatment, large trees, and benches. Designs of semi-public spaces shall include sitting walls, trash receptacles, planters, tree racks, bicycle racks, water fountains, bollards, bus shelters, and the like. Details to be provided at site plan and approved by the Joint Land Use Board.

D. Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of streets and shall be incorporated into approved buildings and pavilions.

E. The following specific streetscape elements or acceptable alternatives shall be provided throughout the Interior Richwood Redevelopment Area as approved by the Joint Land Use Board:

1) Bench: Model RB-28, Streetsites RB Series Bench (6 feet in width) or approved alternative. Color to be black.

2) Trash Receptacle: Model A-36 Steelsites Series (36 gallon side-door opening litter receptacle) or approved alternative. Color to be black.

3) Bicycle Rack: Model BRWS-101, Cycle Sentry Series Bike Rack or approved alternative. Color to be black.

4) Bus (Transit) Shelter: Model Kaleidoscope OS with Plexus Seating or approved alternative. Color to be black powder coat.

5) Outdoor Seating: Model Steelsites IPR Table and NTRS Backed Chairs and FTRS Backless Chairs or approved alternative. Color to be black.

6) Cart Corrals: Model Single and Double Cart Corrals per “FIGURE 68: Street Furniture (continued)” or approved alternative. Color shall be black.

7) Tree Grate: Model 3622 ADA Tree Grate or approved alternative by IRONSMITH. Color to be black powder coat.

8) Perimeter Fence: Ornamental Jerith type metal fence or approved alternative. Color to be black.

9) Bollard: Fairweather Cast Bollard or approved equal. Color to be black.

FIGURE 67: Street Furniture

Model: RB-28: Steelsites RB Series Bench (or approved alternative)

Manufacturer: Victor Stanley, Inc.

Color: Black

Specifications: 6' Length, Optional intermediate armrests, and all fabricated metal componenets are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Model: A-36 Steelsites Series (or approved alternative)

Manufacturer: Victor Stanley, Inc.

Color: Black

Specifications: 36 gallon side-door-opening litter receptacle, standard welded dome canopy lid, optional keyed lock box

Model: BRWS-101, Cycle Sentry Series Bike Rack (or approved alternative)

Manufacturer: Secure Site Design LLC

Color: Black

Specifications: Standard in-ground mount

Model: Kaleidoscope OS with Plexus Seating (or approved alternative)

Manufacturer: Landscape Forms

Color: Black Powder Coat

Typical Ornamental Jerith-Type Metal Fence (or approved alternative)

Color: Black

Model: Steelsites IPR Table and NTRS Backed Chairs and FTRS Backless Chairs (or approved alternative)

Manufacturer: Victor Stanley

Color: Black

Specifications: 4-Seat Unit, Surface Mount

Model: 3622 ADA TREE GRATE (or approved alternative)

Manufacturer: IRONSMITH

Color: Black powder coat

Specifications: 36"x36" tree grate in two sections, 1/2" maximum slot opening for pedestrian safety and ADA compliance, cast from 100% recycle iron, aluminum, or

bronze for pedestrian loads only, tree opening 20".

FIGURE 68: Street Furniture (continued)

Typical Cart Corral

Typical Bollard

Typical Street Traffic Control

Model: Solana SL760 Post Top

Manufacturer: Urban Line

Color: Black

10) Street Traffic Control elements such as stop signs, street signs, and traffic signals shall have black posts.

11) Street Lamp. Model Solana SL760 Post Top by Urban Line or approved equal. Color to be black.

12) Wayfinding Signage. See Section "3.27 Sign Standards".

F. Streetscape elements shall be designed in accordance with Section 174-14. I except where modified herein.

G. Locations of Semi-Public and Public Open Space are found in "FIGURE 71: Northside Redevelopment Plan Open Space"

3.19 Sidewalk and Outdoor Seating

A. Sidewalk cafes and seating areas are permitted, subject to the requirement that a minimum 4 foot wide clear passage area must be provided at all times along public and semi-public sidewalks.

B. Sidewalk cafes and outdoor seating areas require Joint Land Use Board Approval.

C. All sidewalk cafes and seating areas shall be ADA compliant.

D. Sidewalk cafes shall be required to provide outdoor trash receptacles.

E. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be subject to review and approval by Joint Land Use Board.

F. The operator of a sidewalk cafe shall be responsible for maintaining a clean, litter-free and well-kept appearance within and immediately adjacent to the area of their activity.

G. Noise generated by a sidewalk cafe shall not be any greater than the level of ambient noise at that location. The use of outdoor speakers, microphones, televisions or other audio or video devices are prohibited.

H. The hours of operation for sidewalk cafes cannot exceed the hours of the primary establishment and in no event later than 12:00 a.m.

I. All sidewalk cafes shall have an opening for ingress and egress at all times.

J. No signs shall be permitted in the area of the sidewalk cafe except easel and awning signs. There shall be no logos or advertising upon any umbrellas.

K. No tables, chairs or other equipment used in the sidewalk cafe shall be attached, chained or in any manner affixed to any

tree, post, sign, curb or sidewalk or property. All equipment used in connection with the operation of a sidewalk cafe shall be of sufficient size and weight to avoid being blown about by the wind.

L. No food items shall be served upon paper, Styrofoam, or plastic utensils.

M. All equipment, tables, chairs, umbrellas, etc. pertaining to the outdoor seating area shall be removed at the end of each and every evening and secured within the confines of the building. No equipment, tables, chairs or any other material of any kind shall be permitted to remain outdoors during hours in which the business is not open to the public and operating.

N. When a sidewalk café is located at a street corner, vision clearance requirements shall be in accordance with the Township's Ordinance. When a sidewalk café is adjacent to an alley or driveway, these regulations may also apply.

O. Outdoor heaters may be utilized upon the approval of the Construction Official.

P. No vending machines, carts or objects for the sale of goods shall be permitted in a sidewalk café.

Q. Fences and/or planters, a maximum of 4 foot high, are permitted as a means to delineate the cafe area, subject to Joint Land Use Board Approval.

3.20 Parking Standards

A. General requirements.

1) The principal design objective of any off-street parking lot is the provision of safe customer service and convenience coupled with minimal interference to traffic flow.

2) On-site parking and service access shall be designed to avoid the backing in and out of vehicles onto street rights-of-way.

3) Parking lots shall be designed to be interconnected with adjacent properties and shall utilize common driveway entrances and exits where feasible to minimize access points to a public street. Such interconnections shall be established through an appropriate cross-access easement.

4) On-street parking directly fronting a lot may be credited toward the total off-street parking requirement for the development.

5) Off-street parking shall generally be located per "FIGURE 4: Northside Commercial Redevelopment Area Site Plan".

6) No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted.

7) Off-street parking shall have a minimum set back from property lines as follows:

a) Street setback: See roadway cross sections.

b) Interior setback: See Appendix A and Section "3.17 Transportation Standards", "FIGURE 49: Northside Redevelopment Plan Sidewalk Locations", and "FIGURE 50: Internal Sidewalk Typologies".

B. Parking ratios.

1) Each site shall include adequate off-street parking per the ratios established herein.

a) 4 spaces per 1,000 square feet of nonresidential floor area minimum.

3.21 Buffer Standards.

A. Except as modified herein, buffers shall comply with Section 255-138 Landscaping and Buffers of the Township Code. Additional buffering features shall be provided as determined necessary by the Joint Land Use Board.

B. The primary purpose of buffers are to eliminate views and reduce noise perception beyond a lot line.

C. Buffers are required in the following locations:

1) Along all lot lines separating lots used for parking.

2) Along all lot lines separating any building from utility or telecommunication equipment.

3) Along edges where parking lots share property lines with streets or other parcels.

4) At service and loading areas for non-residential uses.

D. Except as modified in this plan, there shall be a minimum tract perimeter buffer of 25 feet from any existing adjacent residential areas or zones consisting of preserved existing and supplemental landscape material and/or fences and walls to provide a reasonable visual buffer. The tract perimeter buffer for all other locations shall be 25 feet, except where noted below. Fences and walls shall have a minimum height of 6 feet and a maximum height of 8 feet. Buffers that incorporate vegetation shall be designed to achieve a minimum of 75% opacity within a height of 6 feet after 2 years growth.

E. 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/grade and building or parking setbacks.

F. Except as modified in this plan, no structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.

G. Buffers shall be identified on site and subdivision plans.

H. Buffer designs shall ensure a year round high and low visual screen and consist of a mix of evergreen and deciduous trees and shrubs.

I. More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.

J. Parking lot landscaping, buffers, and screening.

1) Parking lot layout, landscaping, buffering, and screening shall be provided to minimize the direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of summer shade.

2) Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided where necessary and where appropriate shall be distinguished by textured paving and shall be integrated into the wider network of pedestrian walkways. Transition areas between parking and civic, commercial, or residential buildings shall be designed with paving, landscaping, and street furniture approved by the Joint Land Use Board.

3) Planting, fences, walls, berms, or a combination thereof, not less than 4 feet in height shall be provided between an off-street parking lot and any public right-of-way except where a building intervenes. This screening design shall achieve 75% opacity year-round with a height of 4 feet after 2 years' growth. The height of any required screen, hedge, or wall shall decrease where driveways approach sidewalks or

walkways in order to provide adequate visibility of pedestrians from motor vehicles and shall not interfere with clear sight triangle requirements. Parking lots adjacent to residential properties or residential alleys shall provide a minimum 6 foot high year around visually impervious hedge or masonry wall.

4) Interior parking lot landscaping equal to or exceeding 10% of the gross square footage of the paved areas of the site used for driveways and parking shall be provided.

5) Planting islands shall conform to the following standards:

   a) The equivalent of one (1) planting island a minimum of 9 feet wide by 18 feet long shall be provided a minimum of every 10 parking stalls in single or double bays. Parking Islands shall be provided as may be required by the Joint Land Use Board.

   b) Islands shall be placed opposite each other in adjacent rows of parking in order to reduce the number of raised islands and increase the area available for tree roots.

   c) The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.

   d) Each 9x18 planting island shall contain 1 shade trees along with decorative groundcover, grasses, shrubs, and/or perennials, so as to cover the entire area when installed.

   e) Shrubs shall be maintained at less than 3 feet in height and shade trees shall have foliage of 7 feet or higher in order not to impede sight distances of motorists, cyclists and pedestrians.

   f) Landscaping in parking lots shall be designed to avoid blocking required site lighting to the greatest extent possible.

K. Electrical and Mechanical Equipment Buffers. All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of a building and away from entrances. Screening shall include walls equal in height to the equipment to be screened and compatible with the building material and a 3 foot wide planting strip buffer utilizing a layered installation of shrubs, flowering trees, and ground cover.

L. Loading, Refuse Collection, and Service Utility Area Buffers

1) The required method of screening shall consist of 8 foot tall brick or masonry walls and metal gates compatible in color and texture with building walls. A buffered landscape strip shall be required. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. 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 a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. Enclosures finishes and colors shall be united and harmonious with the overall arhcitectural theme of the building. Bollards shall be black.

3) Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.

4) Any loading, refuse, or other service that faces a public street or public view requires special attention, An applicant is required to illustrate special design consideration to provide an attractive public view.

M. Cart Storage Buffers

All cart storage facilities shall be buffered on 3 sides by a minimum 3 foot wide landscape area utilizing a layered installation of shrubs and groundcover.

N. Stormwater Management Facilities

All stormwater management facilities shall include landscaping as an integral component of design to enhance the facility aesthetically. See Section "3.25 Stormwater Management" for requirements.

O. Richwood - Buffer Planting Standards - Special Conditions

The Route 55 and 322 edges shall be landscaped to provide a year-round screening of the objectionable views of the rears of buildings. The following standards shall apply:

1) Condition 1 - Route 55 Buffer Standards

a) The minimum buffer width along NJ Route 55 shall be 40 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 30 feet for no more than 20% of the total linear footage of buffer.

b) A buffer shall be landscaped with predominantly evergreen trees and shrubs. Deciduous and ornamental trees shall be interspersed along the buffer frontage to create variety and interest. In order to determine the amount of plants required the following standard shall apply:

(i) One Planting Unit equals ten linear feet of buffer.

(ii) One Planting Unit shall include 2 evergreen trees and 3 evergreen shrubs.

(1) One evergreen tree equals one deciduous tree,

(2) One evergreen tree equals two flowering trees,

(3) One evergreen tree equals three evergreen shrubs,

(4) One evergreen shrub equals two deciduous shrubs.

(iii) Minimum plant sizes are:

(1) Evergreen tree = 10 feet tall

(2) Deciduous tree = 3 inch caliper

(3) Flowering tree = 1 ½ inch caliper

(4) Evergreen and deciduous shrubs = 24 inch height

(iv) Planting design:

(1) Deciduous and ornamental trees shall be placed on the Route 55 side of the buffer plantings to create interest in texture and height.

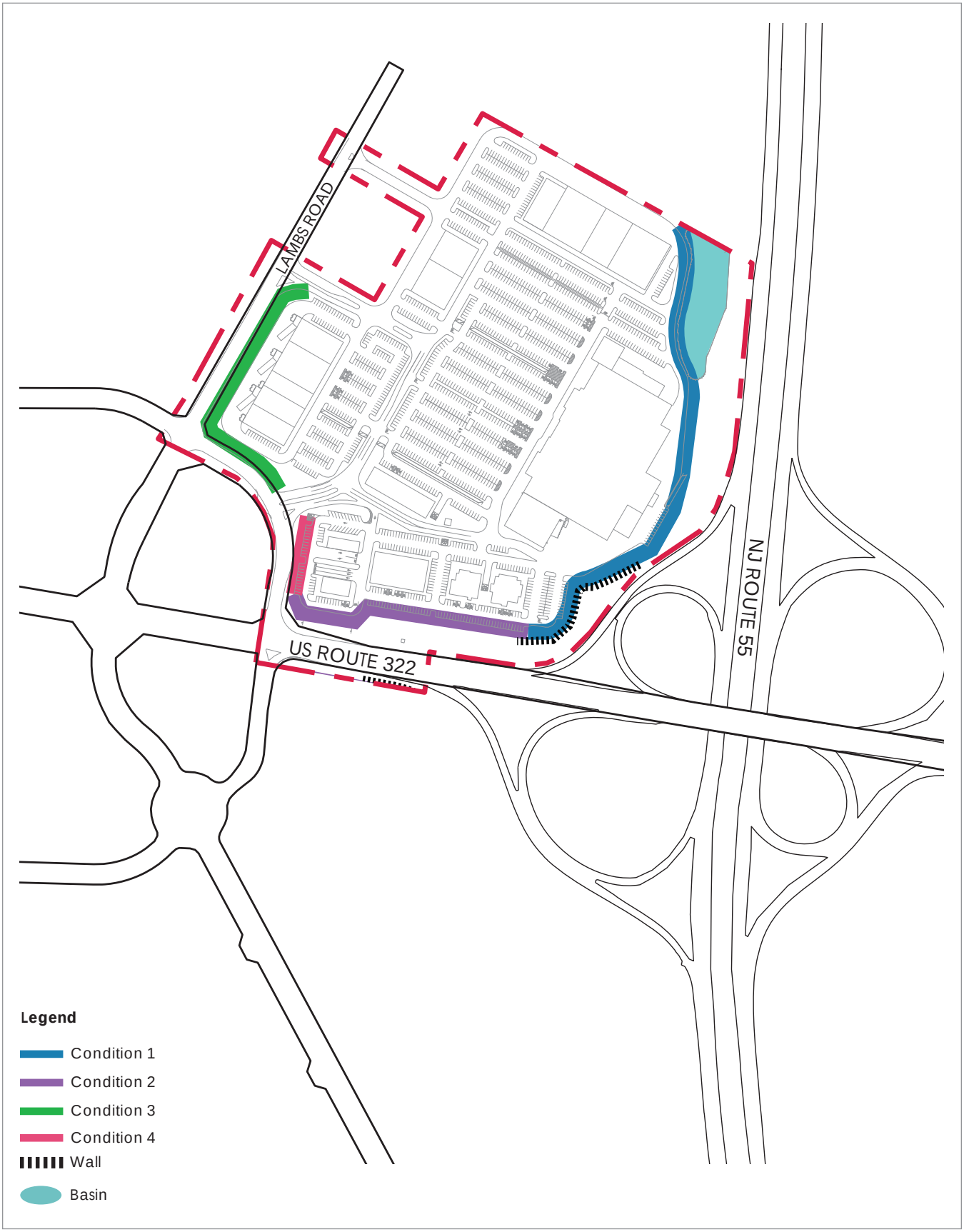
(2) All shrubs shall be planted on the Route 55 side of the buffer to protect understory views.

(3) A variety of evergreen, deciduous, and flowering trees and evergreen and deciduous shrubs shall be employed to create variety and protect against impact caused by weather or disease.

(4) Plant spacing shall be carefully considered to optimize the growing patterns and longevity of the total landscaped buffer.

(5) Whenever possible and feasible plantings should occur in conjunction with a graded berm that is naturalistic in design (i.e., the berm rises and falls vertically and moves forward and back horizontally).

FIGURE 69: Northside Redevelopment Plan Key Buffer Locations



c) Screen walls shall be employed for any section of buffer that is less than 40 feet in depth. The screen wall shall be placed along the parking and/or loading side of the buffer. This will allow planting on the Route 55 side of the buffer. The screen wall shall be faced with brick or stone.

2) Condition 2 - Route 322 Buffer Standards

a) The minimum buffer width along NJ Route 55 shall be 70 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 30 feet for no more than 20% of the total linear footage of buffer.

b) A buffer shall be landscaped with predominantly deciduous trees on either side of the pedestrian path to provide shade; a buffer shall be landscaped with predominately evergreen shrubs between the trail and parking lot to provide visual relief from parked vehicles. Graded berms shall be used where parking abuts the trail and space allows. In order to determine the amount of plants required the following standard shall apply (plantings are in addition to street tree requirements):

(i) One Planting Unit equals ten linear feet of buffer.

(ii) One Planting Unit shall include 2 deciduous tree and 3 evergreen shrubs.

(1) One deciduous tree equals one evergreen tree,

(2) One deciduous tree equals two flowering trees,

(3) One deciduous tree equals three evergreen shrubs,

(4) One evergreen shrub equals two deciduous shrubs.

(iii) Minimum plant sizes are:

(1) Deciduous tree = 3 inch caliper

(2) Evergreen tree = 10 feet tall

(3) Flowering tree = 1 ½ inch caliper

(4) Evergreen and deciduous shrubs = 24 inch height

(iv) Planting design:

(1) Deciduous and ornamental trees shall be placed in formal or naturalist clusters to create a balanced, aesthetically-pleasing landscape.

(2) Adequate shrubs shall be planted between the 8' trail and edge of parking to screen car headlights.

(3) A variety of evergreen, deciduous, and flowering trees and evergreen and deciduous shrubs shall be employed to create variety and protect against impact caused by weather or disease.

(4) Plant spacing shall be carefully considered to optimize the growing patterns and longevity of the total landscaped buffer.

(5) Whenever possible and feasible plantings should occur in conjunction with a graded berm that is naturalistic in design (i.e., the berm rises and falls vertically and moves forward and back horizontally).

c) Community signage shall be permitted within the Route 322 buffers. Community signage shall not be any

more than 60' from the property line and no less than 30' from the edge of road. Community signage shall be made of durable materials, such as masonry or the like. Directional signage, i.e. way finding, is permitted within the buffer. Directional signage shall be compatible in design with the community signage. Directional signage shall be not larger than 6' in width and 10' in height.

3) Condition 3 - Aura or Lambs Road

a) The minimum buffer width along Aura or Lambs Road shall be 25 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.

b) This buffer shall be landscaped with predominantly deciduous and ornamental trees and shrubs. Evergreen trees should be used sparingly to help buffer objectionable views. In order to determine the amount of plants required the following standard shall apply (plantings are in addition to street tree requirements):

(i) One Planting Unit equals ten linear feet of buffer.

(ii) One Planting Unit shall include 1 deciduous tree and 2 shrubs.

(1) One deciduous tree equals two evergreen trees,

(2) One deciduous tree equals two flowering trees,

(3) One deciduous tree equals four shrubs (evergreen and deciduous),

(iii) Minimum plant sizes are:

(1) Deciduous tree = 3 inch caliper

(2) Flowering tree = 1 ½ inch caliper

(3) Evergreen tree = 10 feet tall

(4) Evergreen and deciduous shrubs = 24 inch height

(iv) Planting design:

(1) The goal of this buffer planting is to highlight views of the buildings, while minimizing views of necessary parking, loading, trash dumpsters, and other contemporary necessities.

(2) The planting design should be more formal in nature to reflect the regular pattern of buildings and their relationship to the streetscape. Deciduous trees shall be placed adjacent to the sidewalk along Aura or Lambs Road to create an appealing alley with the street trees planted between the sidewalk and roadway curb.

(3) Plant spacing shall be carefully considered to optimize the growing patterns and longevity of the total landscaped buffer.

(4) Graded berms can be employed within this buffer to highlight special planting areas and for additional screening of parking, loading, trash dumpsters and other contemporary necessities.

c) Screen walls shall be employed for any section of buffer that is adjacent to a loading area and/or trash dumpster. The screen wall shall be high enough to completely screen the objectionable view. The screen wall shall be faced with brick or stone.

4) Condition 4 - By-Pass Road

a) The minimum buffer width along the By-Pass Road shall be 25 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.

b) This buffer shall be landscaped with predominantly deciduous and ornamental trees and shrubs. Evergreen trees can be interspersed along the buffer frontage to create variety and interest. In order to determine the amount of plants required the following standard shall apply (plantings are in addition to street tree requirements):

(i) One Planting Unit equals ten linear feet of buffer.

(ii) One Planting Unit shall include 1 deciduous tree and 2 shrubs.

(1) One deciduous tree equals two evergreen trees,

(2) One deciduous tree equals two flowering trees,

(3) One deciduous tree equals four shrubs (evergreen and deciduous),

(iii) Minimum plant sizes are:

(1) Deciduous tree = 3 inch caliper

(2) Flowering tree = 1 ½ inch caliper

(3) Evergreen tree = 10 feet tall

(4) Evergreen and deciduous shrubs = 24 inch height

(iv) Planting design:

(1) The goal of this buffer planting is to highlight views of the buildings, while minimizing views of necessary parking, loading, trash dumpsters, and other contemporary necessities.

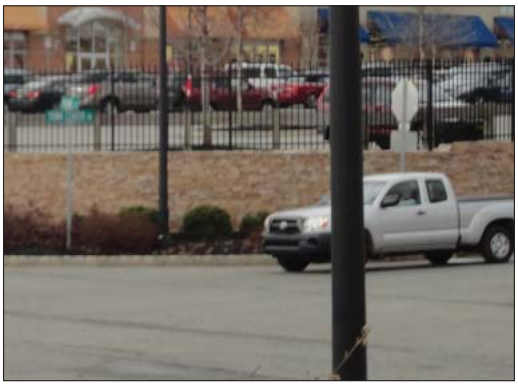
(2) The planting design should be more formal in nature to reflect the regular pattern of buildings and their relationship to the streetscape.

(3) Plant spacing shall be carefully considered to optimize the growing patterns and longevity of the total landscaped buffer.

(4) Graded berms can be employed within this buffer to highlight special planting areas and for additional screening of parking, loading, trash dumpsters and other contemporary necessities.

c) Screen walls shall be employed for any section of buffer that is adjacent to a loading area and/or trash dumpster. The screen wall shall be high enough to completely screen the objectionable view. The screen wall shall be faced with brick.

FIGURE 70: Typical Wall



Typical Field Stone Gateway Wall

3.22 Fences and walls.

Fences and walls may be used for engineering purposes such as retaining earth and sculpting land area, for screen and buffer purposes, decorative purposes and for privacy and/or security purposes as deemed necessary by the Joint Land Use Board. All fences, walls and living walls shall be designed as integral parts of the overall architectural and site design of the development.

A. General Requirements

1) Fences, walls and living walls shall not be located where they impede approved bicycle and pedestrian circulation through and between site areas.

2) No fence, wall or living wall shall be erected or maintained if it is deemed a safety hazard by the Township Engineer of obstructing the view of motorists.

3) No fence, wall or living wall shall interfere with designated sight triangles.

4) Unless otherwise noted in this Plan, fences, walls and living walls shall have a maximum height of 6 feet.

B. Fences

1) Permitted fence materials shall be wrought iron, iron or extruded aluminum.

2) All fences shall be black.

3) All other fence types shall be prohibited.

C. Walls

1) "FIGURE 69: Northside Redevelopment Plan Key Buffer Locations" illustrates the locations within the Northside Redevelopment Area where walls shall be utilized for both technical and aesthetic purposes to establish a gateway feature. The wall depicted shall use polished metal back-lit pin letters with the word "Richwood". The wall shall be a minimum of 8 feet high and a maximum of 15 feet high. Letters shall be 5 feet high.

2) All walls shall be faced in fieldstone or brick subject to Joint Land Use Board approval.

3.23 Open Space and Requirements

"FIGURE 71: Northside Redevelopment Plan Open Space" depicts open space elements within the Northside Commercial redevelopment Area (1.0 Acres) qualify toward the Open Space obligation of the Richwood Center. Off site obligations are found in Section "3.4 Public Infrastructure" of this Plan. See "FIGURE 49: Northside Redevelopment Plan Sidewalk Locations" and "FIGURE 50: Internal Sidewalk Typologies" for design requirements.

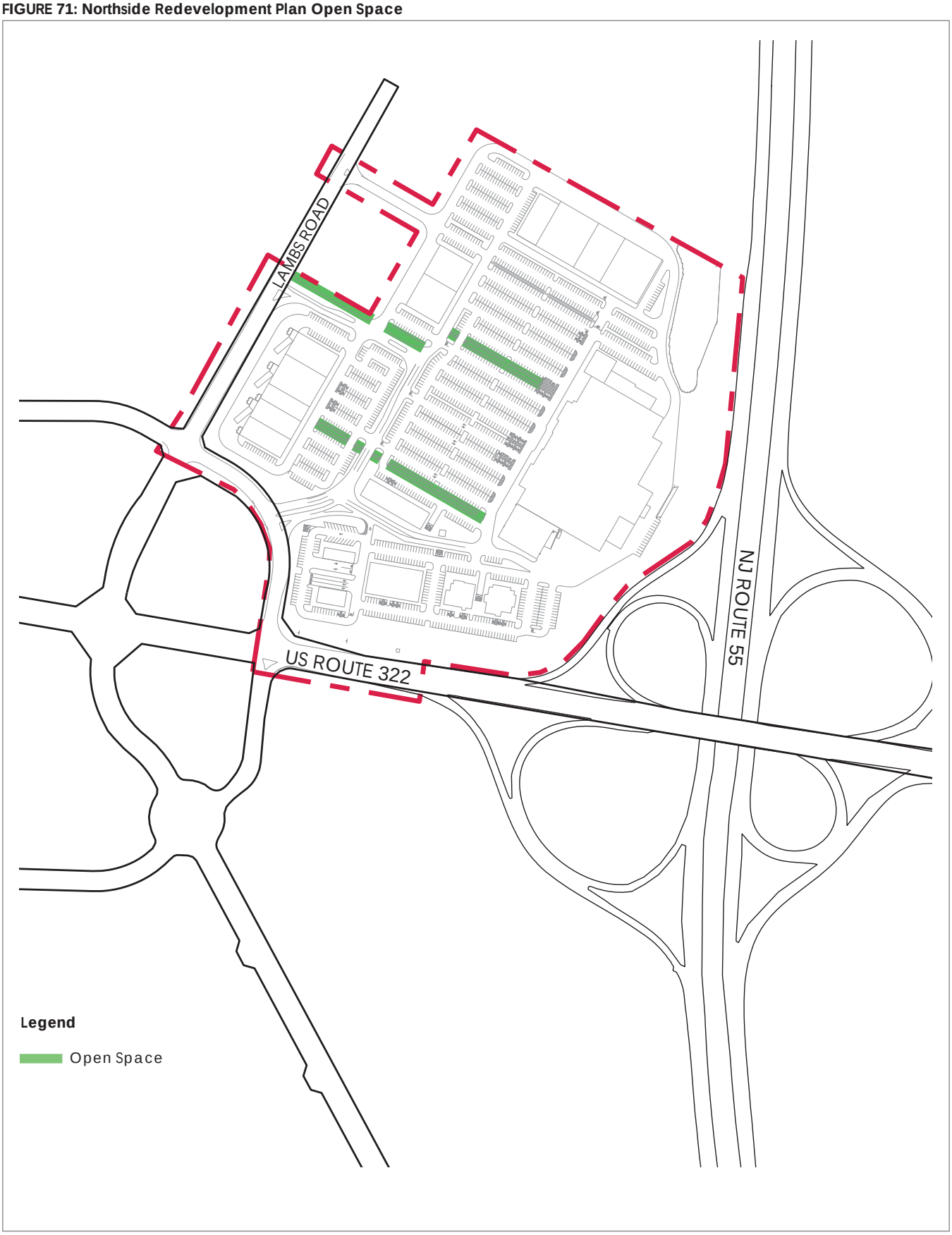
3.24 Landscaping Standards

A. General requirements.

1) Plantings shall be drought tolerant, noninvasive, and native species. In order to celebrate and reinforce a sense of place and for ecological benefit, a maximum of 25% of all plantings may be non-native, non-invasive species.

2) Lawns shall cover a maximum of 50% of all planted areas. Fertilization and maintenance of planting shall be as ecologically sustainable as possible, by engaged organic methods and low spray or no spray and toxicity protocols wherever feasible.

FIGURE 71: Northside Redevelopment Plan Open Space



3) Street trees shall be used to distinguish neighborhoods. It is acceptable to mass trees of one species. A 'block' approach is preferable to an alternating species approach.

4) Entrances to the community and to a neighborhood or sub-neighborhood shall be emphasized with landscaping.

5) Landscape plantings shall provide for a variety of plant types and species. The varieties used shall take into consideration plant longevity, susceptibility to disease, color, seasonal interest, texture, shape, blossoms, and foliage. Local soil conditions and water availability shall be considered in the choice of landscaping.

6) Landscaping shall be located to provide effective climatic control. Generally, the east and west walls of a building shall be most heavily vegetated to provide shade from the summer sun and the north and northwest walls for winter prevailing winds. The southerly facing side of a building shall be shaded from the summer sun but open for solar gain during the winter.

7) Planting Designs shall minimize both short and long-term maintenance requirements.

8) Seasonal flowers in planters, planting beds, and hanging baskets are permitted and encouraged.

9) Landscaping shall be provided between uses within the Redevelopment Area and any existing off-site buildings and uses.

10) Except as modified herein, landscaping shall be designed in accordance with Section 174-14.C of Harrison Township Land Use Code.

B. All developments requiring site plan or major subdivision approval shall submit a landscape plan prepared by a licensed New Jersey professional landscape architect. Landscape plans shall be conceived holistically and be designed to achieve a thorough integration of the various elements of site design, including building and parking placement, the natural features of the site, and the preservation of pleasing and/or aesthetic views. Landscaping shall be used to accent and complement the type of building(s) proposed.

C. All land areas not covered with buildings, parking, or other impervious surfaces shall be landscaped with suitable materials as part of a landscape plan. Landscaping shall consist of trees, shrubs, ground cover, perennials, and annuals in combination with inanimate materials such as mulch, stones, rocks, water, sculpture art, walls, fences, and paving materials.

1) Landscaping shall be required in those areas that are designated as required landscaped setback areas, areas within parking lots, areas not used for ingress, egress, parking, storage, stormwater management facilities, and areas subject to grading and re-contouring. Although each site could have a different building configuration and use, and in some cases individual owners, an overall landscape theme dealing with major design elements shall be established. Plans shall include the following:

a) Setback and buffer areas along streets as well as adjacent to residentially zoned areas and properties. Setback and buffer area plantings to meet the requirements in Section "3.21 Buffer Standards.".

b) Parking lots and areas around buildings.

c) Landscaping to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, trellises, pergolas, gazebos, fences, walls, street furniture, public art, etc.

d) Locations of seasonal flowers in planters, planting beds, and hanging baskets.

2) Irrigation systems shall be required as directed by the Joint Land Use Board. A plan for irrigation locations shall

be provided for review at time of Site Plan approval.

3) Only nursery grown plant materials shall be acceptable and all trees, shrubs and groundcovers shall be planted according to accepted horticultural standards.

4) Trees and shrubs shall be planted according to the following minimum caliper, height and spread requirements:

   a) Street trees and non-ornamental deciduous trees: 2 ½ to 3 inch caliper

   b) Ornamental trees: 8-foot height.

   c) Evergreen trees: 10-foot height.

   d) Shrubs, both deciduous and evergreen:18 to 24 inches in spread; small (mature size under three feet in height) - 18 to 24 inches in height; large (mature size three feet or greater in height) - 30 to 36 inches in height.

5) All plant material shall be guaranteed for a period of 2 years after final Township inspection. Within 2 years from the time of planting, all dead or dying plants, whether installed new, transplanted or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial 2 years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner or their agents.

6) All landscaping shall be maintained in excellent condition by the property owners or their agents, or development association by cutting, trimming, feeding, watering, and weeding as necessary.

7) Landscaping shall be installed upon the substantial completion of the building, weather and season permitting, and an underground irrigation system may be required by the Joint Land Use Board in some landscaped areas.

8) Tree plantings shall be substantially uniform in size and shape and shall have straight trunks.

9) Tree pits shall be at least 1/3 larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss, but no chemical fertilizer shall be added until the tree has been planted for 1 year.

10) Subsequent or replacement trees shall conform to the type of existing tree in a given area.

11) Provisions shall be made for regular watering and maintenance of all plant material.

12) Within sight triangles, trees may be permitted only with the site-specific approval of the Township Engineer.

13) Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.

D. Street trees.

1) Street trees shall be required along all existing or proposed public or private streets and shall be located within the public realm of a subdivision or site plan. Street tree easements shall be provided as necessary.

2) All street trees shall be planted at predetermined intervals along streets, as outlined in Section “3.17 Transportation Standards”. The precise tree spacing may vary to within 10 feet of the required interval to avoid interference with utilities, roadways, sidewalks, on-street parking spaces, sight easements, street lights, and driveways. In order to determine the required number of street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. If the linear footage of frontage is less than the required planting interval, one tree shall be provided at the discretion of the Joint Land Use Board.

FIGURE 72: Stormwater Management

Typical wet stormwater basin with fountain.

Typical dry stormwater basin.

3) Street trees adjacent to all sidewalks and pathways shall be installed concurrent with the installation of the sidewalk and the pathway.

4) Street trees shall conform to the standards of the American Association of Nurserymen for quality and installation. All trees shall be tolerant of site specific conditions.

5) Street trees shall be properly planted and shall follow the most recent edition of the American Standard for Nursery Stock and be under the supervision of a qualified nurseryman or landscape architect. All trees shall be from certified healthy nursery grown stock and have a root balled and burlapped. All trees shall be stabilized at the root ball with Tree Staples (no tree stakes). Upon planting, all synthetic tie straps or twine shall be removed. Wire baskets shall be snipped.

6) While street tree species may vary between streets, typically tree species remain consistent along contiguous blocks for aesthetic purposes.

7) Street tree species selection may vary depending on the desired overall effect. As a rule, all street trees shall be large deciduous trees except as needed to obtain special effects. All street trees shall be in single stem form. Preferred street trees are as follows: Acer campestre 'Queen Elizabeth', Ginkgo biloba 'Princeton Sentry', Gleditsia tricanthos var. inermis 'Shademaster' or 'Skyline', Quercus macrocarpa, Tilia cordata, Ulmus parvifolia 'Drake', Platanus occidentalis 'London Plane Tree'. This list is not meant to be all inclusive. Additional street trees shall be permitted, subject to Township approval, that are native to this New Jersey area and fulfill the design goals of each street type. Tree selection shall be determined at site plan.

3.25 Stormwater Management

A. The Stormwater Management Plan shall view rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. Techniques used shall protect runoff quality while addressing runoff quantity. Minimizing pollutants, such as trash, sediment, nutrients, pesticides, road salt, and petroleum hydrocarbons, added to the watershed shall be a priority of the Stormwater Management Plan.

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. In public spaces, use passive systems such as cisterns and water gardens to collect rainwater for irrigation to the extent feasible. If fencing is deemed necessary by the Joint Land Use Board 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. Stormwater design shall be in accordance with Section 174-14.F of the Harrison Township Code. Landscape items such as trees, shrubs, and groundcover will be designed as an integral part of the facility. Particular attention shall be paid to the water/grass (or hardscape) interface so as to ensure a clean, maintained appearance.

B. All basins shall be privately owned and maintained unless public ownership is specifically approved by the Redevelopment Entity and Joint Land Use Board.

C. All basins shall include perimeter landscaping in the form of trees, shrubs, and decorative grasses. Where hydrological considerations allow, dry basins shall include landscaping within the basin. Native plant materials shall be emphasized in the basin landscape designs.

D. Adequate means of access shall be provided to all basins for maintenance purposes.

E. All principal basin control structures will be precast concrete noted to meet NJDOT standards. All joints are to be watertight.

F. Stormwater recharge shall be facilitiated through bioinfiltration not sand bottom solutions.

G. The use of non-structural measures which mimic natural systems, allowing water to be filtered and infiltrated on site, are permitted. Preferred non-structural measures include:

1) Preservation of natural areas.

2) Minimizing parking, driveway areas, and other impervious surfaces by reducing impervious surface quantity and/or the use of porous paving materials.

3) Providing disconnects between impervious areas which collect, filter, and infiltrate water.

4) The use of vegetated roofs.

5) The use of vegetated swales and channels to convey water.

6) The use of rain gardens.

3.26 Lighting Standards

A. General requirements.

1) Locations where vehicular, pedestrian, and bicycle traffic interface shall be lit for safety.

2) Street and parking lots shall have uniform lighting themes. More numerous shorter poles are preferred over fewer taller poles

3) Pedestrian light fixtures along sidewalks and bicycle pathways shall have a maximum luminaire mounting height of 14 feet. A bollard lighting design shall be permitted. By way of example, an acceptable design shall be the Solana by Urban Line, mounting to be flush with grade, and color to be black.

4) Spotlight-type light fixtures attached to buildings shall be prohibited.

5) Decorative lighting fixtures shall be employed throughout Richwood, pursuant to Joint Land Use Board approval, in order to provide scale and identity.

6) The use of string lighting in trees, up-lighting of trees or other special effect lighting and other after-hours lighting is permitted subject to Joint Land Use Board approval.

7) Lights shall be properly shielded and/or mounting heights reduced where lights along lot lines will be visible from the interior of an adjacent building.

8) All lighting shall be designed and installed to avoid off-site spillage to the greatest extent reasonably

possible and consistent with safety. Light sources shall use full cutoff features to minimize impacts outside the boundaries of a site.

9) All lighting shall be encouraged to be LED (light emitting diode) or equivalent energy saving technology available at the time of construction to encourage and support sustainability.

10) All lighting shall be serviced by underground wiring.

11) All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The lighting plan shall indicate average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.

12) Lighting shall be designed in accordance with Section 174-14.B of the Harrison Township Code and color to be black.

B. Building mounted lighting.

1) All exterior building mounted light fixtures (except for façade accent fixtures) shall be permanently fixed to aim straight down and shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.

2) Storefronts may have lighting in the soffit area in the form of recessed downlights.

3) Exterior building mounted lighting fixtures shall be located at a luminaire mounting height not greater than 20 feet and not less than 8 feet.

4) Emergency lighting fixtures mounted on a building exterior shall be automatically illuminated only during times when normal building lights have failed.

5) No interior lighting fixtures shall be aimed directly out through a window or other building aperture.

6) All building mounted lighting designs shall be coordinated with the architectural design of the building.

C. Parking lot lighting.

1) All parking areas shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicle operating environment.

2) The luminaire mounting height of parking lot light fixtures shall not exceed the height of the tallest building fronting on the parking area or 30 feet, whichever is less.

3) All parking lot lighting shall be shielded and directed downward to minimize incidence of sky glow and to minimize impact on residential areas.

4) By way of example, an acceptable parking area light design shall be the Aspire manufactured by Philips Urban Line, mounted flush with grade, and color to be black.

5) All light fixtures shall be mounted on a concrete base with champhered edges to protect against damage from vehicles.

D. Street lighting.

1) All streets and plazas, parks and squares shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicular operating environment.

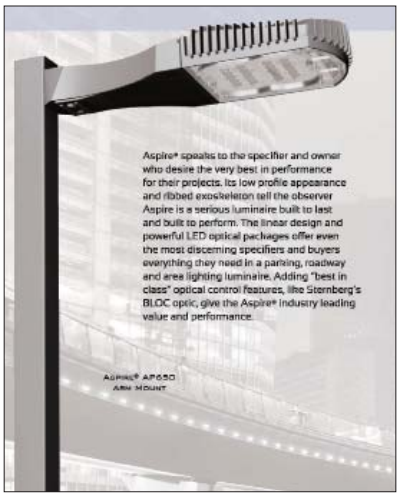
2) County streets shall be illuminated by light poles no greater than 20 feet in height, spaced at least 100 feet on center or varied as appropriate.

FIGURE 73: Typical Lighting Detail

Model: Solana SL760 Post Top

Manufacturer: Urban Line

Color: Black



Model: Aspire AP650 Arm Mount

Manufacturer: Urban Line

Color: Black

3) Street intersections shall be illuminated in accordance with their function, with light poles not to exceed 30 feet in height.

4) By way of example, an acceptable street light design shall be the Solana and Aspire manufactured by Phillips Urban Line, as shown in "FIGURE 73: Typical Lighting Detail".

E. Prohibited lighting characteristics.

1) The use of outdoor strobe lighting.

2) Outdoor lights that flash, pulse, rotate, move or simulate motion.

3) Outdoor lighting that could interfere with the safe movement of motor vehicles.

4) Searchlights or flashing or animated lights.

5) Lighting fixtures that generate glare, i.e., "wallpack" type, an "acorn" luminaire that generates a lot of glare and spotlight, lights that have more than 3% or 4% of the total lamp lumens rising upward above the horizon, head luminaire fixtures, floodlights, and spotlights.

6) Lighting that significantly alters nighttime view sheds or vistas from existing residential or public properties.

7) Newly installed fixtures which are not full-cutoff fixtures.

8) Lighting which presents a clear hazard to cyclists or pedestrians.

9) The use of laser source light or any other similar high intensity light for outdoor advertising or entertainment.

10) Outdoor lighting shall limit upward light spillage so as not to contribute to light pollution.

3.27 Sign Standards

A. General requirements.

1) Promote creativity in signage design, utilizing high quality and enduring materials to develop an attractive and distinctive image.

2) Encourage efficient use of signage to avoid visual clutter.

3) Protect the public health, safety and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.

4) Require the highest quality design and construction.

5) Identify specific land uses within the Interior Richwood Redevelopment Area utilizing the most appropriately sized sign and lettering that is reflective of the land use presented.

6) Signs shall be illuminated by a variety of light sources including ground mounted lights, internally illuminated channel letters, and/or halo lit pinned off letters. The illumination shall only be that which is necessary.

7) Landscaping that surrounds and embraces signs is critical to provide a complete environment. To this end, a landscape plan shall be provided for free-standing signs as directed and approved by the Joint Land Use Board.

8) Each sign shall be thoroughly designed and presented during the preliminary site plan approval process.

9) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.

10) Signs shall be designed to complement the overall architectural tone of both the individual retail building and the commercial mixed-use street as a whole and, specifically, façade signage shall be mounted onto the building. Bright colorful backgrounds, inconsistent with the overall color pallet of the retail center shall be prohibited. The background field upon which the façade sign is mounted shall be consistent in color and material with the rest of the façade.

B. Comprehensive sign plan.

1) A Comprehensive Sign Plan and specific sign designs shall be provided at preliminary site plan approval which presents a consistent sign design theme throughout the Interior Richwood Redevelopment Area. The plan shall stress consistent materials throughout the district, but the design of signs may vary based on the proposed land use. Color of the letters and background shall be carefully considered in relation to the color of the materials of the building(s) and where the signs are proposed to be located. All building signs shall be compatible with the architecture of the building and shall be a subordinate rather than a predominant feature of any building. All signs are encouraged to balance tenant branding with the overall character of the building and/or the project.

2) Consistent with aforementioned, the comprehensive sign plan shall include statement, sign approval procedures, general standards, general and specific sign restrictions, sign design guidelines, and illustrative photos and/or graphics.

3) Wayfinding Signs.

4) Traffic Signs.

C. Approval and enforcement procedures.

1) Any person wishing to erect, alter, modify, or expand any sign shall first apply to the Lessor (property owner) or its property management agent for review and approval of such sign improvement relative to an approved comprehensive sign plan.

2) Upon receipt of such approval in writing, an application shall be made to the Harrison Township Joint Land Use Board for sign approval. All signs are subject to Joint Land Use Board approval.

3.28 Storage

A. No open storage shall be permitted on any lot. No articles, merchandise, products, goods, materials, incinerator, storage tanks, or like equipment shall be kept in the open or exposed to public view, and no accessory use should be constructed to permit open storage of materials or goods on a lot.

3.29 Maintenance

All site improvements, including, but not limited to, private streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, landscaping and lighting shall be maintained in good condition and in working order and performing any repairs, replacements or other work shall be the responsibility of either the owner or other designated entity. Such items include, but are not limited to, the following:

A. Prompt removal of all litter, trash, refuse, and wastes.

B. Painting.

C. Lawn mowing.

D. Tree and shrub pruning.

E. Landscape watering.

F. Keeping exterior lighting and mechanical facilities in working order.

G. Keeping lawn and garden areas alive, free of weeds, and attractive.

H. Keeping parking areas, driveways, and roads in good repair.

I. Complying with all government health and police requirements.

J. Striping of parking areas and repainting of improvements.

K. Repair of exterior damages to improvements.

L. Timely replacement of signage and related lighting.

M. Snow and ice removed.

N. Replacement of dead or dying landscape materials.

The details regarding this maintenance will be included as part of the final approval submission, as applicable. As part of each submission for preliminary approval, all areas to be maintained by an association will be identified. There may be multiple associations formed. Generally, there will be a separate association for each housing type and most likely an umbrella association to maintain areas that impact the entire community. The documents that will govern

the various associations will be submitted to the Joint Land Use Board in conjunction with each final approval and to the New Jersey Department of Community Affairs at the appropriate time.

3.30 Environmental Design

Construction techniques shall be utilized to minimize the impact upon the environment, including energy-efficient building design, recycled materials, water conservation devices, permeable pavement, native plantings, low chemical usage to maintain the landscaping, and similar measures which are sensitive to the environment. The following environmentally sustainable features are permitted to be incorporated into the site and building design:

A. Green buildings in accordance with the Leadership in Energy and Environmental Design (LEED) certified rating system.

B. Skylighting that allows buildings to take advantage of natural light during the day and natural heat during the cold months.

C. Solar screening that allows for natural cooling during the warm months.

D. Green or vegetative roofs.

E. Highly effective and highly emissive roofing material.

F. Grey water systems such as cisterns and rain barrels for use in landscape irrigation and toilets.

G. Building materials with a high percentage of recycled content.

H. Bio-based and rapidly renewable building materials.

I. Building materials with lower VOC (Volatile Organic Compound) value.

J. Drought tolerant, noninvasive, native landscape species.

K. Porous pavement.

L. Bio-swales and rain gardens.

M. Roof mounted solar panels.

3.31 Public Safety

A. The developer and/or owners association shall provide a Security Plan to be approved by the Joint Land Use Board. This plan shall include considerations of private security, vehicles, patrols, etc.

B. Fire lanes and signage shall be provided as well as access to both the front and rear of buildings designed to meet the Township's fire code.

C. Subtitle 1 of Title 39 of the Revised Statues (moving violations) shall apply as necessary so that enforcement of such motor vehicle laws will be available to the Township police department. Request for Title 39 enforcement shall be in accordance with Section 196-67.

3.32 Affordable Housing

A. Overview. The Township is committed to satisfying its Constitutional obligation to provide realistic opportunities for the production of affordable housing within the Township in accordance with the Mount Laurel Doctrine, So. Burlington County NAACP v. Twp. of Mount Laurel, 67 N.J. 151, *appeal dismissed and cert. denied*, 423 U.S. 808 (1975) ("Mount Laurel I") and So. Burlington County NAACP v. Twp. of Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II"), and the New Jersey Fair Housing Act, N.J.S.A. 42:27D-301 et seq. As such, the Township will require all four Redevelopment Areas to contribute to an overall affordable housing obligation for the Richwood Redevelopment Plan.

B. Affordable Housing Obligation. The following shall apply to the provision of affordable housing within the Redevelopment Area:

1) For all non-residential construction within the Richwood Redevelopment Area, a non-residential development fee shall be assessed and collected in accordance with the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1, et seq., and the Township's Affordable Housing Development Fee Ordinance, Article III of Chapter 110 of the Harrison Township Code.

2) For all residential construction within the Richwood Redevelopment Area, the affordable housing obligation is established at and requires an on-site set-aside of 20% of the total number of residential units being constructed within the development.

a) All required affordable housing units shall be fully integrated within the Residential Redevelopment Area.

b) All affordable housing units shall be subject to, constructed, sold or rented, and administered in conformance with the applicable regulations promulgated by the New Jersey Council on Affordable Housing ("COAH"), N.J.A.C. 5:96 and 5:97, and the New Jersey Housing and Mortgage Finance Agency ("HMFA"), N.J.A.C. 5:80-26.1 et seq. (known as the "Uniform Housing Affordability Controls" or "UHAC"), as said regulations may from time to time be amended or supplemented.

c) The affordable housing units shall be constructed in accordance with the phasing schedule, currently set forth at N.J.A.C. 5:97-6.4(d), requiring that:

Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate- Income Units Completed
25%	0%
25% + 1 unit	10%
50%	50%
75%	75%
90%	90%

d) The developer or affordable housing provider shall prepare an affirmative marketing plan that is consistent with the Township's affirmative marketing plan requirements and shall comply with N.J.A.C. 5:80-26.15 and N.J.A.C. 5:97-1, et seq., as said regulations may from time to time be amended or supplemented, in the preparation of all plans and affordability control documents.

e) Prior to final major subdivision and/or site plan approval, the developer or affordable housing provider shall meet with the Municipal Housing Liaison and/or the Township's Administrative Agent, to review the requirements for affordability outlined in COAH's rules and UHAC, as well as the developer's plan for satisfying same.

f) In accordance with N.J.A.C. 5:80-26.5, each affordable housing unit shall remain subject to the affordability controls of UHAC for a period of at least 30 years, commencing on the date the initial certified household takes title to the unit in the case of for-sale units, and pursuant to N.J.A.C. 5:80-26.11, commencing on the first date that a certified household occupies a unit in a rental unit.

g) The language for the affordability restrictions shall be approved by the Township Solicitor as a condition of final subdivision or site plan approval that includes any residential unit(s).

h) All units shall be constructed on-site unless specifically waived by the Joint Land Use Board, Township Committee or Redevelopment Entity.

C. Northside Commercial Redevelopment Area Obligation. There are no existing affordable housing units located within the project area. As there will be no residential development within this Redevelopment Area, no affordable housing units will be provided in the Northside Commercial Redevelopment Area and a non-residential development fee shall be assessed and collected in accordance with Section 3.32.B(1) above.

3.33 Infrastructure and Utilities

A. Utility Plan

1) All utility infrastructure will be sized and designed to accommodate all properties within the Richwood Sewer Service Area west of Route 55. These utilities will be sited in order to reduce the capital costs associated with any future central utility construction. Easements shall be recorded, as necessary, to permit all properties within the Richwood Sewer Service Area west of Route 55 to gain access to all utility infrastructure. Where possible all utilities shall be placed within a right-of-way and where feasible and appropriate the placement of utilities under pavement shall be avoided to facilitate future maintenance.

2) Sanitary Sewer. The Richwood Redevelopment Area falls within the existing Richwood Sewer Service Area. Developer to demonstrate sufficient ability to have wastewater flows treated.

3) Any new utility lines constructed to serve the Richwood Redevelopment Area will be buried underground in accordance with Harrison Township ordinances.

4) Water. New Jersey American serves Harrison Township and other parts of Burlington, Camden, and Gloucester Counties. A new water tower will be necessary to serve the Richwood Redevelopment Area. The actual design of the tower will be done by the New Jersey American engineers. It is anticipated that the new tower will be located in the vicinity of the Route 55/Route 322 intersection.

B. Existing overhead. A portion of the overhead utility currently found on the eastern edge of the Redevelopment Site north of Route 322 shall be relocated underground in order to facilitate the effectiveness of the buffer in that area.

3.34 Definitions

SECTION 1. The definitions contained within Chapter 225-3 shall be utilized for this Plan along with the following:

ACCESSORY BUILDING – A subordinate building or structure on the same lot with a main building or a portion of the main building occupied or devoted exclusively to an accessory use. Where an accessory building is attached to a main building in a substantial manner by a wall or roof, such accessory building shall be considered part of the main building.

ACCESSORY BUILDING HEIGHT – An accessory building's vertical measurement from the mean level of the ground abutting the accessory building to a point midway between the highest and lowest points of the roof.

ACCESSORY BUILDING SETBACK – The required open space between an accessory building and the front, side and rear lines of a lot.

AGE-RESTRICTED HOUSING - shall mean a housing unit which is restricted for occupancy to persons who are at least fifty-five (55) years of age or older so as to qualify as "housing for older persons" within the exemption provisions of Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, the Housing for Older Persons Act of 1995 and any subsequent amendments thereto.

APPURTENACES – The visible, functional, or ornamental objects accessory to and part of a building.

ARBOR – An open framework structure that forms a shelter, gateway framework or bower. Its primary purpose is to be a semi-architectural place for climbing plants to grow, while providing shaded seating directional form to frame a view or to create a private out-of-doors area. An arbor can be arched or square-topped. It differs from a gazebo in that its roof area is open to the elements, while a gazebo traditionally has a solid roof that protects those seated beneath it from the elements.

ARCADE – An area contiguous to a street or plaza that is open and unobstructed and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

ARTICULATE – To give emphasis to or distinctly identify a particular element. An articulated façade would be the emphasis of elements on the face of a wall, including a change in setback, materials, roof pitch, or height.

ARTICULATION – Enhancement given to an architectural element, providing increased visual definition.

AWNING – An ancillary lightweight structure usually of canvas, cantilevered from a façade providing shade to the fenestration and spatial containment to the pedestrian. Awnings, to be an effective adjunct to a shop front, must thoroughly overlap the sidewalk, be no higher than 10 feet at the front edge of the sidewalk and shall extend no farther than possible as a self-supporting structure (i.e., no visible vertical support poles or columns).

BALCONY – A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

BLOCK – The aggregate of private lots, passages, rear lanes and alleys, circumscribed by public streets.

BREEZEWAY – A covered passage one story in height connecting a principal building with another principal building or an accessory building.

BUFFER – A landscaped area designed to functionally separate and visually screen the elements and uses of land which abut it, including streets, and to ease the transition between them. Buffers may also function to reduce noise, glare and other nuisances.

BUILDING DEPTH – The mean horizontal distance between the front and rear walls of a building measured in the mean direction of the side walls, exclusive of appurtenances such as bay windows, balconies, porches, steps, etc.

BUILDING FACE OFFSET – A horizontal measurement between offsets in portions of a front or rear façade, as a means of breaking up the apparent bulk of the continuous exterior walls of a building or group of attached buildings.

BUILDING FRONTAGE – A building's horizontal measurement, parallel to the public right-of-way, of the outer wall that faces a public street.

BUILDING MASS – The building's expanse or bulk and it typically used in reference to structures of considerable size.

BUILDING WIDTH – The mean horizontal distance between the side walls of a building measured in the mean direction of the front and rear walls, exclusive of appurtenances such as bay windows, balconies, porches, steps, etc.

BUILDING TYPE – A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

BUS STOP SHELTERS or TRANSIT SHELTERS – A freestanding structure, located on a bus route, which is designated to accommodate embarking and disembarking transit passengers.

CISTERN – A reservoir or tank for storing rainwater and greywater for the purpose of using it for irrigation or other interior or exterior greywater uses.

CIVIC – The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and municipal parking.

CIVIC BUILDING – A building designed specifically for a civic function, including museums, art gallaries, and other cultural facilities of a similar nature which may incorporate outside display areas in civic space.

CIVIC SPACE – An outdoor area dedicated for public use. Civic space types are defined by the combination of certain physical constraints including the relationship between their intended use, their size, their landscaping and the building(s) defining the space.

COLONNADE – A roof or building structure, extending over the sidewalk, open to the street and sidewalk except for supporting columns or piers.

COMMERCIAL BUILDING – A single or multi-story building devoted solely to commercial uses. They shall be designed as elevator buildings. The ownership structure may be condominiums or rental.

COMMERCIAL INSTRUCTIONAL ACTIVITES – Any educational or recreational programs or activities involving team or individual instruction that is conducted in a commercial structure and related to children or adults, including, but not limited to: dance, musical instruments, singing, cooking, karate or other sports.

COMMERCIAL KENNEL – A use or structure intended and used for the breeding or accommodation of small domestic animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals.

CORNICE LINE – A continuous horizontal cornice feature that provides a vertical break within the façade and /or defines the roof line along the top of the building.

DECORATIVE PAVING – Paving that is made up of solid, precise, modular units, stamped concrete, scored concrete, seeded concrete, colored concrete or any combination of the above.

DESIGN STANDARDS – Statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development.

DISPLAY WINDOWS – Windows on the ground floor of a building that allow visibility into and out of a commercial space and are used for display.

DRIVE-THRU FACILITY – A facility associated with a use that by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services and/or obtain goods while remaining in their motor vehicles.

EAVE HEIGHT – A building's vertical measurement from the mean level of the ground abutting the building to the lowest point of an overhanging eave.

ELECTRONIC SIGN – A sign capable of displaying text, graphics, video, symbols, or images that can be electronically or mechanically changed by remote or automatic means, and which directs attention to a business, activity, product, commodity, service, entertainment, or communication, which may or may not contain an electronic display screen or an electronic message center. The following shall not be considered to be electronic signs:

Signs utilized by the Township police department, other law enforcement personnel and/or emergency service providers;

Signs that indicate only the date, time and/or temperature, provided that the remainder of the sign remains static at all times;

Score boards for athletic events (indoor and outdoor) provided the use of the score board is limited to only the time the athletic event is occurring.

ELECTRONIC DISPLAY SCREEN – A sign, or a portion of a sign, that displays an electronic image or video, which may or may not include text. Electronic display screens include television screens, plasma screens, digital screens, flat screens, LED screens, video boards, holographic displays, or other technologies of a similar nature.

ELECTRONIC MESSAGE CENTER – Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

ENCROACHMENT – Any structural element that breaks the plane of the vertical or horizontal regulatory limit; extending beyond a front yard setback line, rear yard setback line, or into the public right-of-way.

ENTABLATURE – Generally refers to an elaborated horizontal band along the exterior of a building used primarily just beneath the roofline, sometimes used on the façade between floors.

FAÇADE – Generally one side of the exterior of a building.

FENCES AND WALLS – A tangible barrier constructed of any allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for decorative purposes, or to screen from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it.

FENESTRATION – The percentage of the area of windows, doors and other exterior openings to the total façade area.

FIRST FLOOR ELEVATION – A building's vertical measurement from the mean level of the ground abutting the building to the mean level of the first floor of the building.

FIRST STORY CLEAR HEIGHT – A building's vertical measurement from the mean level of the first floor of the building to the mean level of the second floor of the building.

FRONT ELEVATION – The elevation of a building that faces the public right-of-way and contains the primary entrance.

FRONT FAÇADE ENCROACHMENTS – Building components that encroach from the front façade of a building into the public right-of-way or building setback area, including, but not limited to, overhanging eaves, gutters, cornices, steps, bay windows, porches, balconies and balconettes. If the maximum permitted encroachment is greater than the maximum permitted setback, then such building components are permitted to encroach into the public right-of-way.

FRONTAGE PERCENTAGE – The percentage of the width of a lot that is required to be occupied by the building's primary façade.

GATEWAY – A point at which a motorist or pedestrian gains a sense of arrival in a particular district, neighborhood or part of the Township. This impression can be imparted through such things as signs, monuments, landscaping, change in development character or a natural feature.

GREEN, PLAZA, SQUARE or PIAZZA – Public spaces which may contain one or more civic building(s) or space located within a primarily unpaved, formally configured area which may contain a small public lawn or park. Portions may be linear in shape though a square, rectangle, circular or other usable shape, as appropriate, shall be the primary focus of the area. Spaces shall be surrounded by canopy street trees. These sites shall be situated at prominent locations and are often dedicated to important events and/or citizens. Spaces may contain water features, an amphitheater, farms market, and in some appropriate instances, such as in conjunction with residential neighborhoods, may include limited equipment and courts.

GREEN ROOF - Engineered, multi-layered roofing system sustaining the growth of plants on a roof while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barriers, a drainage layer, retention layer, filter fabric, growing medium and plants.

GROUND FLOOR FRONT FACASE FENESTRATION – The ratio of ground floor front window area to ground floor front façade area. Window area may include windows contained in doors.

HARDSCAPE – Inanimate elements of landscaping. Examples include walls, patios, pavers, paths, boulders, stones, decks and fountains.

HIERARCHY – Architectural hierarchy places some buildings, uses, and design elements in a superior and/or subordinate relationship to each other by use of design principles (elaboration, scale, design) to draw attention or emphasis.

HORIZONTAL FAÇADE BANDING – The use of horizontal strips that differ from the principal material, color, texture or setback of a façade, as a means of breaking up the apparent height of a building.

HORIZONTAL FAÇADE BREAK – A horizontal measurement between building face offsets; vertical elements; bay windows; private amenities organized vertically such as terraces, balconies or balconettes; building offsets or recesses; changes in façade materials or colors; or combination thereof.

INDEPENDENT MEDICAL AND SPECIALTY CARE – Facilities and uses that include adult day care, hospice care, long-term care and respite care.

KIOSK – A structure which may be constructed somewhere other than the lot on which it is placed or which is comprised of parts which are constructed elsewhere and assembled on a lot, and which is designed and intended to be used primarily for retail sale, display and accessory advertising of food and merchandise.

LOADING ZONE – An unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, ware, materials, and merchandise.

MAGNET STORE or ANCHOR TENANT – A major store or stores which draw customers and thereby generate business for surrounding stores.

MANSARD ROOF – A roof with 2 slopes on all 4 sides with the lower slope being nearly vertical and the upper nearly horizontal.

MASSING – The manner in which a building's height, depth, and width are proportionate to the width of the street on which it is located.

MIXED-USE BUILDING – A building that includes more than one use; typically having different uses or users on different floors of the building. First floors are primarily commercial uses with commercial or residential uses on upper floors, including the possibility of commercial retail on the second floor. Typically, an upper floor residential unit's habitable area is provided on a single level with entrances provided from a common corridor. Common lobby elevators are required when more than one story above grade is provided.

MULLIONS – A slender structural element that forms a division between units of a window, door, or screen for practical or decorative purposes.

MUNICIPAL SERVICES BUILDING - A building designed for public access including including but not limited to municipal offices, library, post office, schools, community center, and fire, emergency, and police station facilities.

OFFICE – A room, suite of rooms, or building in which a person transacts the affairs of a business, profession, service, industry, or government.

OFFICE/COMMERCIAL BUILDING – A single or multi-story building devoted to office or commercial uses. They shall be designed as elevator buildings. The ownership structure may be condominium or rental. Common entrances and other spaces may be shared. Primary access is to be provided from the primary street frontage. Additional access is permitted from courtyards or internal corridors.

OFFSET – A change in elevation or primary façade plane with a difference of at least three (3) feet.

PARAPET – The portion of a wall that extends above the roofline.

PARK – A noncommercial, not-for profit facility designed to serve the recreation needs of the residents of the development, community, or Township. Such facilities include neighborhood parks, community parks, regional parks, and special use facilities. Such facilities may also include but shall not be limited to school and religious institution ball fields, football fields, and soccer fields, if they meet the above definition.

PATIO – A paved area adjoining a house or other structure, used for outdoor dining, recreation and relaxation.

PEDESTRIAN REALM – The area of the public right-of-way intended for pedestrian movement; the area between the face of the curb and the nearest property line, and may extend beyond the public right-of-way into private property.

PEDESTRIAN REALM WIDTH – A horizontal measurement perpendicular to the street between the street curb and the edge of paved surface, which includes the sidewalk, planting strip and other pedestrian areas and may extend beyond the public right-of-way into private property.

PIER – A vertical supporting structure, as a section of wall between two openings or one supporting the end of an arch or lintel.

PILASTER – A shallow rectangular feature projecting from a wall, having a capitol and a base and architecturally treated as a column.

PORTICO – A covered walk or porch that is supported by columns or pillars; also known as a colonnade.

PRIVATE SETBACK – The space between the façade of a building and a public right-of-way. Such space may be regulated for passive use landscape or active use hardscape/paving.

PROFESSIONAL SERVICES – Office uses including physicians licensed by the State of New jersey and generally engaging in all healing and caring for the sick and ill; Dentists licensed by the State of New Jersey and all forms of dentistry; Surgeons licensed by the State of New Jersey and generally engaging in all surgery procedures related to their occupation; Opticians licensed by the State of New jersey and all forms of optician-related-type care; Insurance agency engaging in any and all forms of insurance: Licensed real estate agency or office; Stock brokerage or investment firms; Attorneys; Engineers; Land surveying; Office use related to mortgages, financing, and lending; Accountants; Architects and planners; Management firms; and Administrative offices.

PROJECTION – A protrusion beyond the dominate surface of a building.

PLANTER – A decorative, above ground container located within a public right-of-way and used for the planting of trees, shrubs and plants. Planters shall maintain a minimum pedestrian clear space width of four (4) feet along a public sidewalk.

PLANTING STRIP – A portion of public right-of-way located between the curb and sidewalk which is dedicated to the planting of trees and low ground cover.

POCKET PARK – A small, neighborhood serving space on either public or private land, available for recreational, educational, cultural, or aesthetic use. Pocket parks tend to be equivalent to the area of 1-3 surrounding lots in size, and primarily serve the needs of the immediate surrounding community.

PRIMARY FAÇADE – The front of a building that looks onto a street or open space where the primary entrance is located.

PRINCIPAL STORE FRONTAGE – Any building face that includes a public / customer entrance (not emergency, service or employee entrances) to the store or establishment to which a sign is related.

PROJECTING, BLADE, or HANGING SIGN – A sign attached to and projecting out from the exterior façade or wall of a building at a 90 degree angle in such a manner that it is located completely in the public right-of-way, partially in the right-of-way or completely on private property.

PUBLIC UTILITIES FACILITY - Including a substation; telephone, electric and gas utilities; sewerage lift stations; water pumping stations; or similar public utilities facilities.

REAR ALLEY – A vehicular street or driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with curbs at the edges.

RECESS – A change in the building façade plane that sits at least three (3) feet back from the beginning of the primary building setback.

RECREATION – The refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be active, such as, but not limited to boating, fishing and swimming, or may be passive, such as, but not limited to, enjoying nature or its wildlife. Including but not limited to walkways, court yards, community greens, plazas, fountains, squares, community gardens, and parks.

RECREATIONAL FACILITIES – uses which relate to sporting activities, such as ice-skating rinks, soccer fields, tennis courts, swimming pools, handball courts, etc. or such other facilities as the Joint Land Use Board determines to be of equal or needed recreational value to the residents of the development.

REGULATING PLAN – A zoning map that shows the location of different major use zones.

RESTAURANT, FULL-SERVICE - Licensed, pursuant to Title 33 of the New Jersey Revised Statues, to sell alcoholic beverages by the glass or other open container for consumption on the premises only. Full-service restaurants shall be required to provide full menu service and seating for not less than 150 patrons, with at least 80% of the seating at tables.

RETAIL STORE - A business use for the sale of antiques, jewelry, flowers, books and stationary, clothing, dry goods and notions, hardware, sporting goods, newspapers and amagazines, cameras, luggage, gourmet food, cosmetics, tobacco products, craft and hoppy supplies, radio, television and music dquipment and entertainment systems, confections, and general gifts.

ROOFLINE OFFSET – A horizontal measurement between offsets in portions of a roofline, as a means of breaking up the apparent bulk of the continuous roofline of a building or group of attached buildings. Such offsets consist of elements such as dormers and gables.

RHYTHM – Movement or pattern often referring to setbacks or projections, either vertical or horizontal, typically in regards to façades or street fronts.

SHARED PARKING – Joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

SECONDARY FAÇADE – The face(s) of a building that do not have the primary entrance and are not designated tertiary or service facades.

SIDE FAÇADE FENESTRATION – Ratio of side window area to side façade area. Window area may include windows contained indoors.

SINGLE-STORY RETAIL – A single story building devoted to commercial or retail uses.

SOLAR SCREEN – A device attached to a building to provide shading for glazed areas thereof.

STORAGE SHED – A subordinate structure or building used primarily for storage purposes.

STOREFRONT – A ground floor façade with a large display window allowed for commercial retail, commercial office, and residential lobby uses.

STOREFRONT WIDTH – The horizontal extent of the storefront of an individual business or establishment as measured parallel to the public right-of-way upon which it fronts.

STREET FURNITURE – Functional elements of the streetscape, including but not limited to benches, trash receptacles, landscape planters, hanging baskets, seasonal decorations, table games, telephone booths, bus shelters and stops, bike racks and sheltered bicycle storage racks, tree grates, kiosks, sign posts, street lights and bollards.

STREET FRONTAGE – The horizontal distance between side lot lines measured along the public right-of-way upon which the lot fronts.

STREET REGULATING PLAN – Both a master plan element and a land use ordinance that regulates location and general design of public and private streets and spaces.

STREETSCAPE – Design elements in the street right-of-way, primarily including street furniture, sidewalks, tree pits, grass verges, landscaping, lighting, and signage.

STRUCTURAL CANOPY – A non-fabric type of awning or canopy covering an entrance. Signs located on supported canopies may be placed along the upper edge of the front portion of the canopy.

TECTONICS – The science or art of shaping, ornamenting, or assembling materials in construction.

TERTIARY FAÇADE – The face of the building that contains the service aspects of the building (i.e., loading, trash, etc).

TRANSPARENCY – The degree, measured as a percentage of the overall façade space, to which a façade has clear, transparent windows on each story.

TRASH AND RECYCLING ENCLOSURES – A screened container used for the temporary storage of rubbish or materials to be recycled pending collection.

TRELLIS – Light-weight elements used for controlling the shape or to support climbing and other plants. In most instances, it is usually constructed on a flat plane, in a two-dimensional way, unlike an arbor, which is frequently a three-dimensional structure.

UPPER FLOOR FRONT FAÇADE FENESTRATION – The ratio of upper floor front window area to upper floor front façade area. Window area may include windows contained in doors providing access to terraces, balconies or balconettes.

UTILITY – All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

VERTICAL FAÇADE BREAK – A vertical measurement between horizontal elements such as horizontal façade banding; private amenities oriented horizontally such as terraces, balconies, balconettes and porches; changes in façade materials or colors; overhanging eaves; or combination thereof. Outdoor terraces, balconies and porches shall have a minimum depth of 4 feet and outdoor balconettes shall have a maximum depth of 2 feet.

VETERINARY CLINIC – A use or structure intended or used primarily for the testing and treatment of the physical disorders of animals; not principally used for the overnight boarding or grooming of well animals; not permitting outdoor cages, pens, or runs for the confinement of animals unless expressly permitted in the district; and not used for the training of animals.

4.0 PLAN IMPLEMENTATION STRATEGY

4.1 Structure and Powers of the Redevelopment Entity

The Township Committee will serve as the Redevelopment Entity. The Redevelopment Entity shall evaluate the qualifications of and designate a redeveloper for the Northside Commercial Redevelopment Area and negotiate and enter into a redevelopment agreement. The Redevelopment Entity and/or a committee designated by the Township Committee, shall review all development proposals before an application for development is submitted to the Joint Land Use Board, may request supplemental information, and, at its discretion, determine the acceptability of such submissions. The Joint Land Use Board shall review all development applications in accordance with the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq., the requirements set forth in this Plan, and as may be set forth in a Redevelopment Agreement to be entered into by the Township and designated developer.

4.2 Property Acquisition

Harrison Township will not acquire any property located within the Northside Commercial Redevelopment Area through eminent domain.

4.3 Relocation of Displaced Residents and Businesses

No residential or commercial property owners or tenants will be displaced pursuant to the Plan; therefore there is no need for a temporary or permanent relocation plan for such residents or businesses.

4.4 Affordable Housing Obligations

As each development application is submitted, affordable housing obligations will be evaluated per State laws and

regulations and shall be established in accordance with such laws and regulations.

4.5 Housing Inventory

In accordance with N.J.S.A. 40A:12A-7a(6), the municipality conducted an inventory of all housing units affordable to low and moderate income households that will be removed as a result of implementation of this Plan. Based upon a review of available documentation concerning the Township of Harrison's affordable housing, it appears that no COAH deed-restricted affordable housing units will be removed as a result of implementation of this Redevelopment Plan within the Redevelopment Area. Since there are no affordable housing units that will be affected by the implementation of the Redevelopment Plan, there is no need to provide any affordable replacement housing pursuant to N.J.S.A. 40A:12A-7a(7).

4.6 General Provisions

This Plan shall supersede any and all of the other provisions of the Township Zoning Ordinance (Chapter 225) for the Northside Commercial Redevelopment Area. The Plan represents the land use structure of the Interior Richwood Redevelopment Area and cannot be modified without Plan amendment, except as modified below. Waivers for minor deviations from the Plan may be granted by the Joint Land Use Board during site plan review.

A minor deviation is a request for non-compliance with a requirement of this Plan, provided that the deviation is consistent with the overall goals and objectives of the Plan, does not undermine the intent and purpose of the Plan, and substantial complies with the requirements of the Plan.

All applicants for development must obtain any and all other approvals which may be required from other local, state, or federal agencies which otherwise may have jurisdiction over the development or redevelopment of a site or sites located within the Northside Commercial Redevelopment Area.

4.7 Application Review

All proposals for development shall first be submitted to the Redevelopment Entity, or designated committee, for review. The Redevelopment Entity, or designated committee, shall review the proposed development plans to ensure consistency with this Plan and the Redevelopment Agreement, and shall provide a report identifying any aspects that are inconsistent with the Plan and/or Agreement, and any comments and recommendations related thereto. Applications for development shall be submitted to the Joint Land Use Board. Procedures and requirements for such applications are located in Chapter 174, Article II of the Harrison Township Combined Land Use Code entitled Application and Review Procedures for Major Site Plans, as well as the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Application forms are available on the Township's website and at the Joint Land Use Board Secretary's office.

4.8 Variance, Waiver, and Exception Requests

The Joint Land Use Board may consider applications for N.J.S.A. 40:55D-70(c) variances as part of any Site Plan review. The applicant must provide proofs as are required by N.J.S.A. 40:55D-70 in order to obtain relief from strict application of the Plan requirements. All requests for variances, waivers and/or exceptions will be evaluated in terms of the goals and objectives and the content of the Township Master Plan and this Plan. The Joint Land Use Board may impose such conditions it deems necessary to permit the exception while insuring the integrity of the Township Master Plan and this Plan. Prior to the filing of an applicaton with the Harrison Township Joint Land Use Board, the Redeveloper shall submit copies of the proposed Plan(s) to the Redevelopment Entity, or designated committee, for review and determination of consistency with the Redevelopment Plan.

If not determined to be consistent with this Plan, variances shall be required to permit relief from any of the following:

A. Any standard regarding the width, depth or size of a lot.

B. Any standard regarding the placement, size or height of a building on a lot.

C. Any standard regarding access to a use found in Section “3.11 Building Design and Architectural Standards”.

D. Any standard regarding the amount, location or type of parking.

E. Any open space and recreation requirements found in Section “3.23 Open Space and Requirements”.

F. Any standards with regards to buffers found in Section “3.21 Buffer Standards.”.

G. Any standards with regard to Signs found in Section “3.27 Sign Standards”.

If not determined to be consistent with this Plan, waivers shall be required to permit relief from any other design standard not specifically identified in A through G above.

The road types and associated right-of-way dedication, street alignments, and street improvements identified in the Interior Redevelopment Plan Area shall be deemed to be fixed. Any application for a change from these considerations, whether minor or major, shall require a design waiver from the Joint Land Use Board.

Proposed land uses that do not conform to the permitted uses within this Plan, and thus require a Use Variance, may not be considered by the Planning Board.

4.9 Interpretation of Development Standards and Guidelines

The development standards contained in this Plan are both written and illustrated. The illustrations and written text are intended to be complementary and in the event that an apparent inconsistency exists, an applicant may apply to the Redevelopment Entity, or designated Committee, for interpretation of the regulation in question. Any interpretation shall be made in conjunction with the overall intent and character of the Township Master Plan and this Plan.

4.10 Development Review

In conjunction with each application for preliminary approval, the applicant shall submit specifications for the architectural designs of the proposed buildings. These specifications shall be reviewed by the Joint Land Use Board for consistency with appropriate sections of this ordinance.

5.0 RELATIONSHIP TO EXISTING PLANS AND REGULATIONS

5.1 Relationship of Plan to Adjacent Municipal Plans and Master Plans

The entire Redevelopment Area abuts Mantua Township north of the 322/55 interchange. There are three zoning districts on abutting properties, according to the Master Plan for the Township of Mantua (January 2006). They include the Flex Space Zone, where the South Jersey Tech Park is under construction on Rowan University-owned land; the R-40 Zone which permits one acre residential lots as a principal use; and the AR Zone which permits three acre residential lots. The four Redevelopment Areas provide for low density single-family detached lots and/or buffers to adjacent communities that provide transitions consistent with good planning practice. Like the Richwood Redevelopment Area, all lands in Mantua immediately north of its shared border with the Richwood Redevelopment Area fall in Planning Area 2. The State Plan promotes growth in this Planning Area. This Redevelopment Plan and design requirements is consistent with the Mantua Township Master Plan.

The Richwood Site Redevelopment Area is located proximate to Glassboro and Pitman Boroughs. The four Redevelopment Areas for the Interior Richwood Redevelopment Area will be consistent in scale and form with the traditional development in these Boroughs. The entire Redevelopment Area will form a regional, mixed-use center

that will serve all of the surrounding communities.

5.2 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 the Richwood Site Redevelopment Area falls 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.

5.3 Relationship to State Development and Redevelopment Plan

The four redevelopment areas are 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 re-orienting future development on this site into a compact, mixed use configuration. The planned development will meet the criteria for center-based growth as defined in the State Plan.

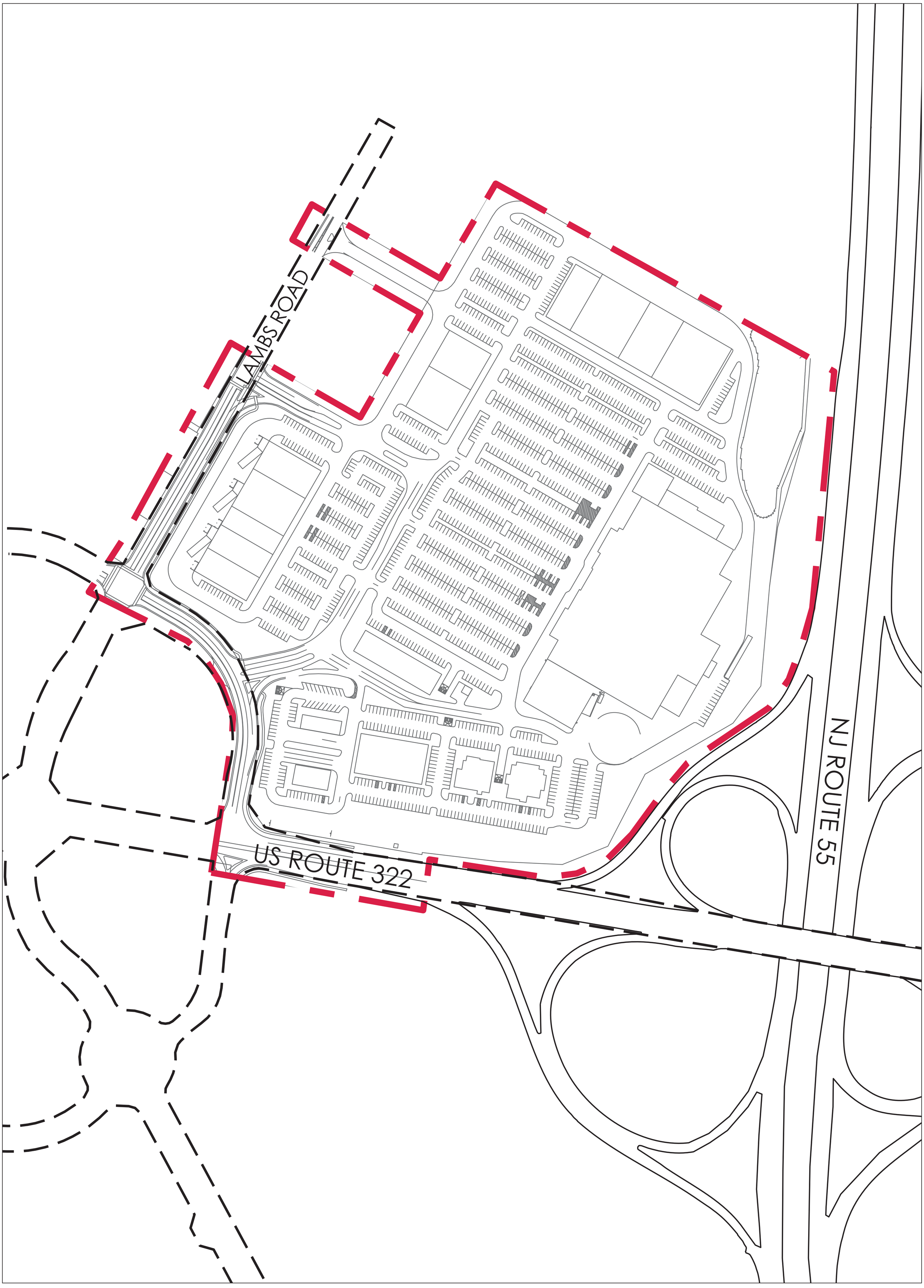
5.4 Relationship to Development Regulations of the Municipality

The regulations set forth in this Northside Commercial Redevelopment Plan will supersede the existing zoning for the entirety of the lands comprising this area of the Interior Richwood Redevelopment Area. 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.

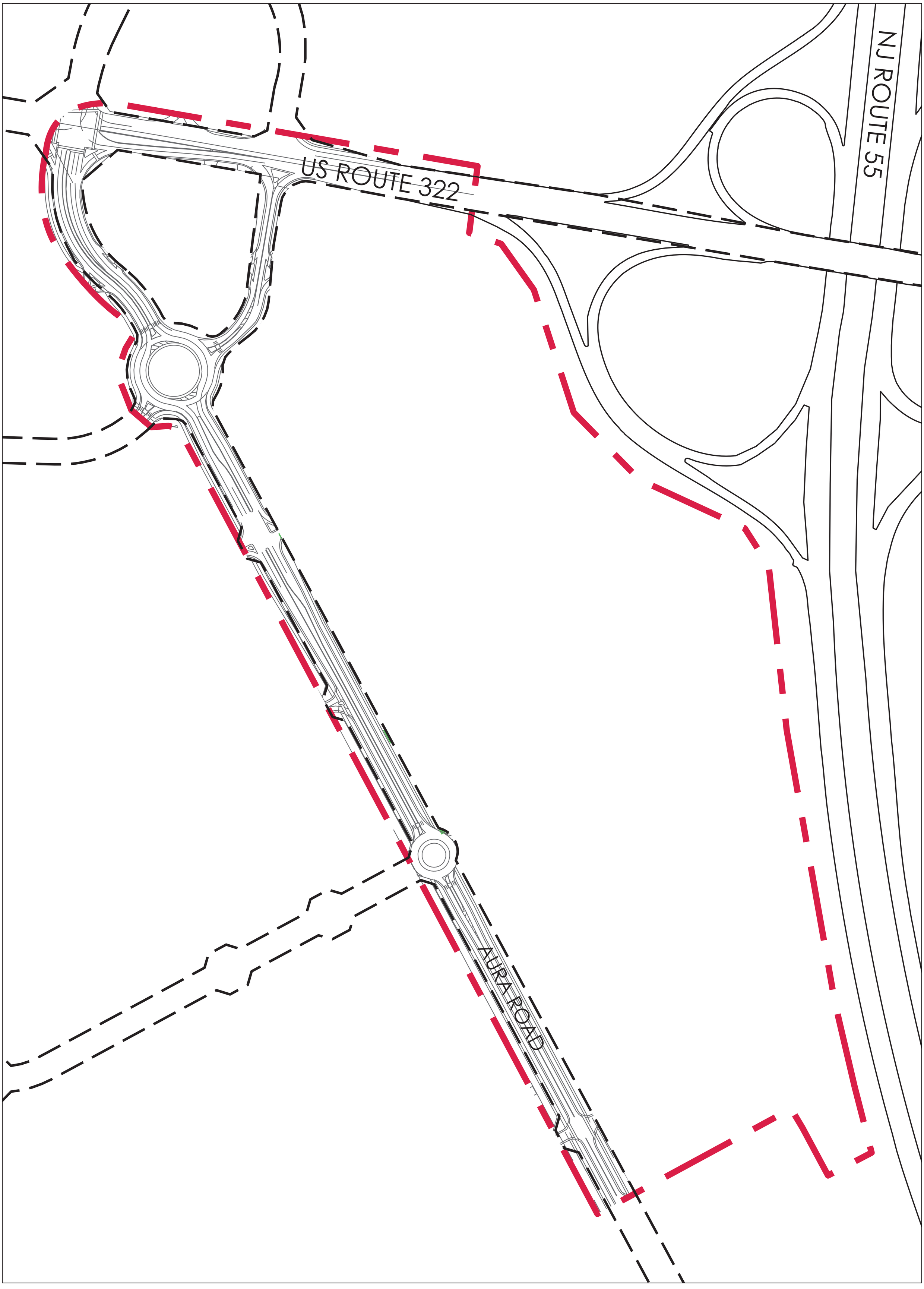
6.0 CONCLUSION

This Redevelopment Plan is part of the Township's long-range planning efforts intended to provide the best possible quality of life for Harrison Township's residents, to provide opportunities for a vibrant economy, to protect natural resources and to guide design to sustain and create an attractive town where the built environment and the natural environment coexist in harmony. It is anticipated that the four redevelopment areas will be a tool to facilitate the realization of redevelopment projects that will make the most of public and private resources to ensure that infrastructure is installed as part of an efficient and effective overall plan and to ensure quality development.

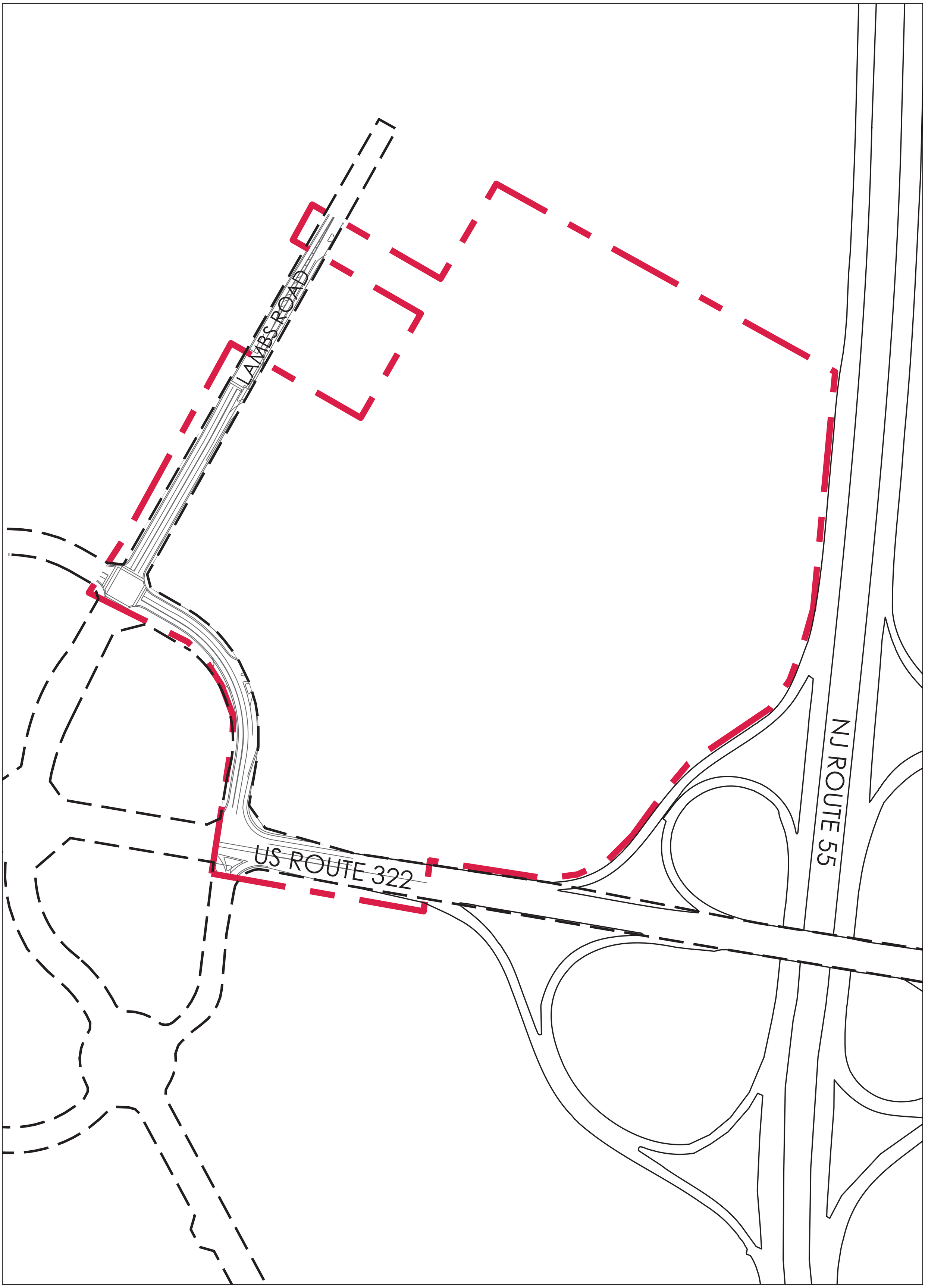


Appendix A:

Northside Commercial Redevelopment Area
(Sheet 1 of 1)

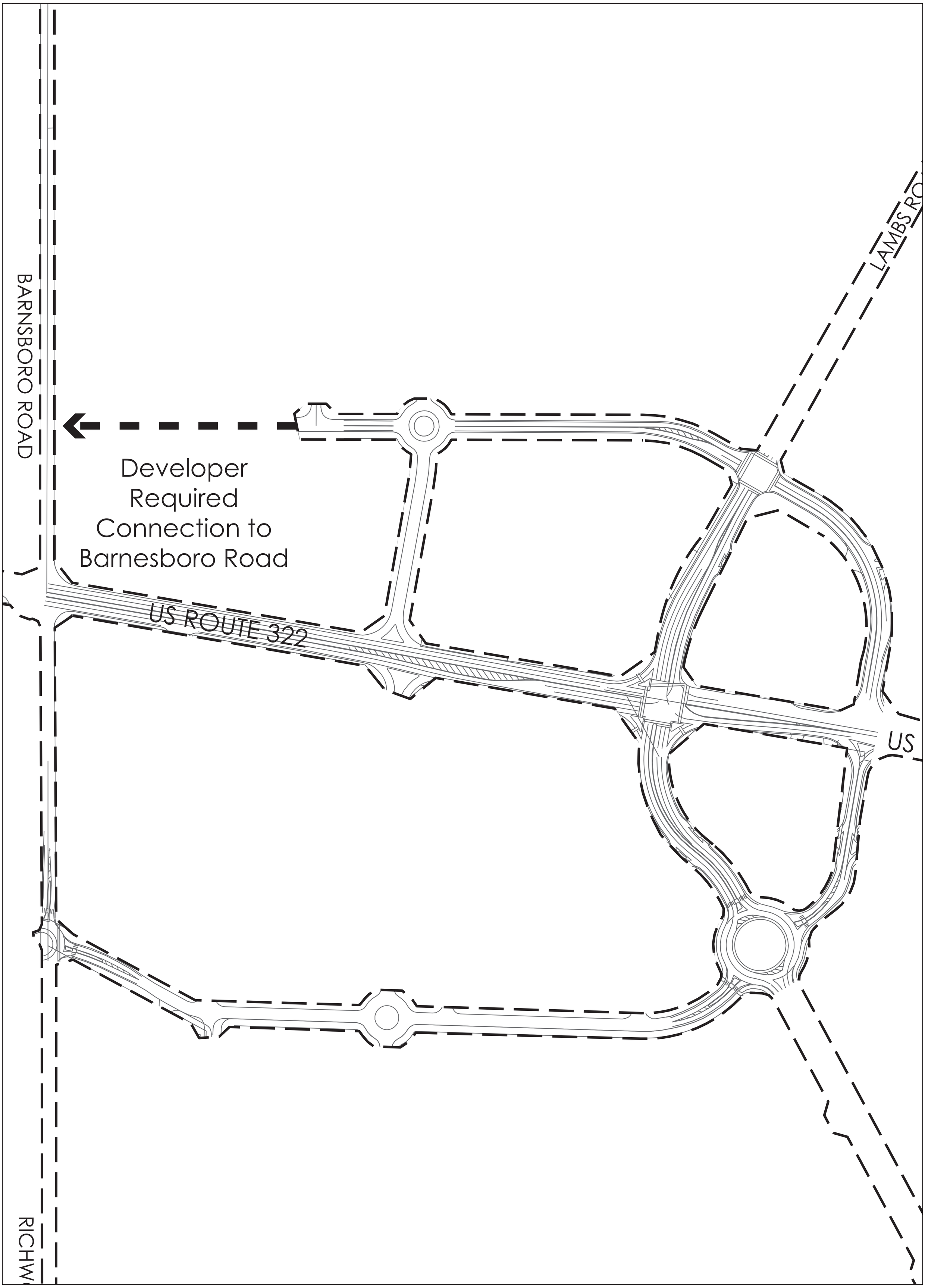


Appendix B:
Street Improvements (Sheet 1 of 3)



Appendix B:

Street Improvements (Sheet 2 of 3)



Appendix B:

Street Improvements (Sheet 3 of 3)

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