

RICHWOOD DUNKIN DONUTS - PHASE II REDEVELOPMENT PLAN

HARRISON TOWNSHIP, NJ

February 18, 2020

Block: 22

Lot: 1

Prepared by:

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1.0 INTRODUCTION

1.1 Introduction

We have been instructed by Harrison Township to produce a redevelopment plan for the vacant portion of Block 22, Lot 1. As such, this Redevelopment Plan has been prepared to articulate the Township's vision for this Redevelopment Area, and describes the standards and procedures for the development and redevelopment of Block 22, Lot 1 in accordance with the Local Redevelopment and Housing Law (LRHL).

1.2 Site Description

Block 22, Lot 1 is a rectangular lot at the intersection of Richwood Road, Mullica Hill Road (aka U.S. Route 322), and Harrisonville Road in close proximity to the Richwood Redevelopment Area. Currently, the eastern half of this lot is developed as a Dunkin Donuts with a parking area, landscaping, and entrances on both Mullica Hill Road and Richwood Road. The western half of Block 22, Lot 1—which is currently vacant—sits closer to the intersection, and is a prime location for redevelopment.

The boundary of the Richwood Dunkin Donuts - Phase II redevelopment plan (the “Redevelopment Plan”) site is illustrated in **Figure 1 on page 4**.

1.3 Redevelopment Planning in New Jersey

New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas.

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

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
3. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area an “Area in Need of Redevelopment.” The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted

as recommended by the Planning Board.

5. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
6. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to municipality’s Zoning Ordinance.

Only after completion of this process the municipality is able to exercise the powers granted to it under the State Redevelopment Statute. 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.

2.0 RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

2.1 Local Goals and Objectives

Harrison Township’s most recent Master Plan Reexamination was completed in 2018. The goals of this Redevelopment Plan are derived directly from Township Master Plan policy and goal statements, and as such its vision is consistent with the goals of Harrison Township. This Redevelopment Plan furthers the following list of goals and objectives—and the broader vision—for Planning and Development in Harrison Township identified in the Township Master Plan.

2.1.a. Township Goals for Planning & Development

1. **Community Character:** “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.” **This Redevelopment Plan furthers this goal by concentrating development in an existing village center and thereby preventing sprawl into scenic and agricultural areas of the Township.**
2. **Community Balance:** “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. **This Redevelopment Plan furthers this goal by siting additional commercial uses in a portion of the Township that is already growing, and in which further growth—through the Richwood Redevelopment Plan—is slated to occur.**

2.1.b. 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.

This Redevelopment Plan furthers these objectives by adding another commercial use to a growing area of the Township that shall be landscaped and buffered in an attractive manner.

2.1.c. Community Image & Attractiveness Objectives

The Township has the opportunity to build upon the historic character of its visually attractive historic village area and to mold a landscape virtually unspoiled by typical suburban development. To do this, planning should:

1. Enhance the entrances into the Township by providing aesthetic regulations.
2. Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planting program.
3. Adopt sign regulations which prevent the proliferation of signs in commercial areas and which will add to the visual quality of village centers.

This Redevelopment Plan furthers these objectives by proposing a gateway element for the entrance to the Richwood Area of the Township, by proposing street tree plantings along two major roadways, and by requiring that a signage plan for any future commercial use be reviewed by the Township before any signs are placed.

2.1.d. Employment Objectives

The Township should direct its efforts toward the location and development of planned office industrial-warehouse areas in the immediate vicinity of the major regional traffic arteries in order to take advantage of the regional transportation network and to limit impacts within the critical portion of the Township. To achieve this goal, planning should:

1. Promote the development of clear industrial uses, office-warehouse uses, and commercial services uses in locations which have good regional roadway service which will not adversely affect existing or proposed residential development.

This Redevelopment Plan furthers this objectives by directing a future commercial use to a suitable location along a regional roadway that will not adversely impact existing and/or future residential development.

Figure 1. Location of Redevelopment Site



Source: NJ MOD IV ArcGIS Data.

3.0 REDEVELOPMENT VISION

3.1 Redevelopment Program

The overall goal of the Redevelopment Plan and design standards is to redevelop the vacant western portion of Block 22, Lot 1 into a commercial use that will complement the existing commercial use on the eastern half of the site.

The development program shall include:

- A roughly 3,000 square foot office building that may be split into two retail tenant units
- Approximately 20 parking spaces
- Buffering and landscaping around the perimeter and within the interior of the site
- Access to Mullica Hill Road and Richwood Road through vehicular connections to the existing ingress/egress points on the site

3.1.a. Permitted Principal Uses:

1. Commercial retail building with up to two tenants.

3.1.b. Permitted Accessory Uses:

1. On-Site Parking

Figure 2. Redevelopment Site Conceptual Plan



3.1.c. Dumpster Area

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

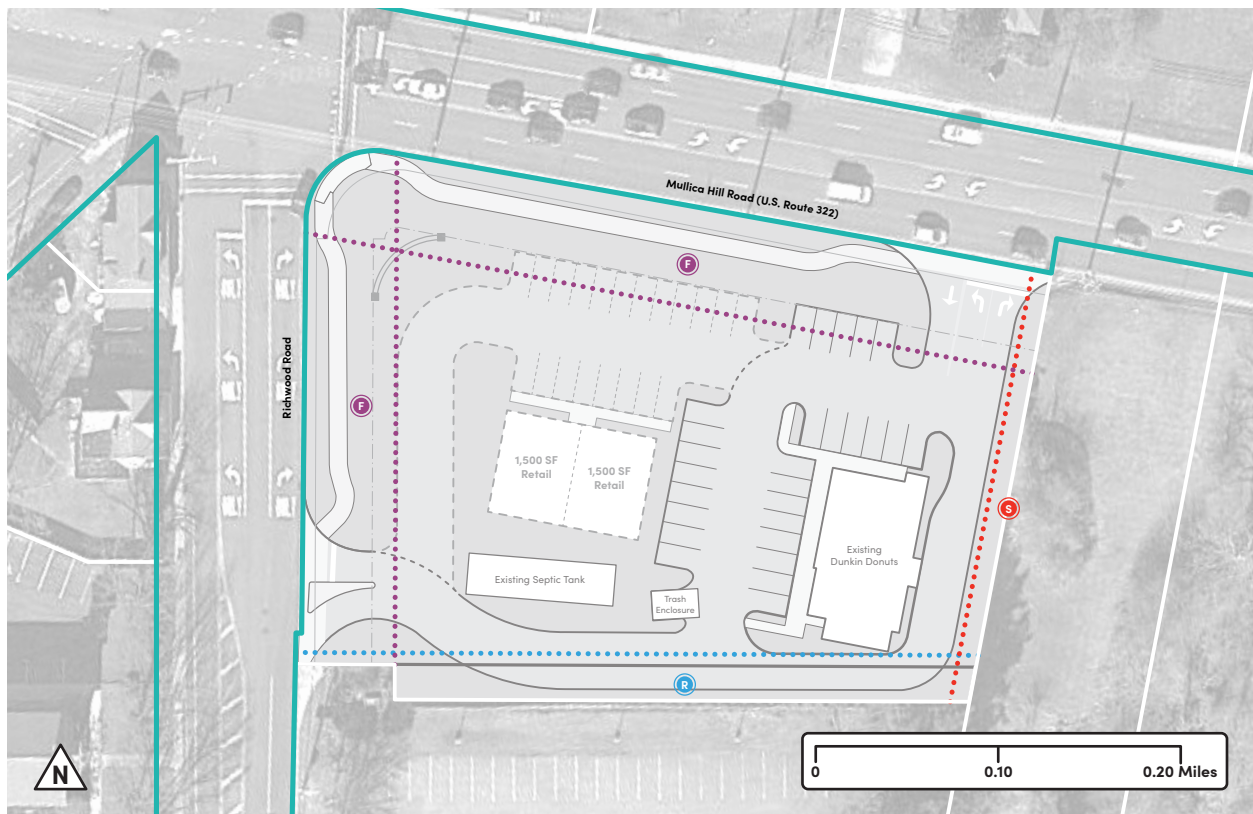
3.2 Structure & Powers of the Redevelopment Entity

The Governing Body of Harrison Township will serve as the Redevelopment Entity responsible for the implementation of the Redevelopment Plan.

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

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

Figure 3. Redevelopment Site Buffers



3.3 Bulk Standards

3.3.a. Parking & Circulation Setbacks

1. Parking and circulation setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. Ingress and egress:
 - a. There shall be one point of ingress and egress provided by a connection between the parking area and the existing point of ingress and egress along Richwood Road.
 - b. There shall be one point of ingress and egress provided by a connection between the parking area and the existing point of ingress and egress along Mullica Hill Road.

Figure 3 illustrates the approximate location of the buffer areas on the Redevelopment Site.

- F** 3. Front Yard Setback (Richwood Road & Mullica Hill Road): 25'
- S** 4. Side Yard Setback (eastern side of property): 10'
- R** 5. Rear Yard Setback (southern side of property): 3'

3.3.b. Building Setbacks

1. Front Yard Setback (Mullica Hill Road): 65'
2. Front Yard Setback (Richwood Road): 65'
3. Distance between existing and proposed building (eastern side of property): 70'
4. Rear Yard Setback (southern side of property): 20'

3.4 Design Standards: Architecture

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

3.4.a. Design & Materials

1. Quality design and materials must be provided for all sides on all building and structures proposed for redevelopment, subject to approval by the Redevelopment Entity.
2. To avoid large, monotonous walls, all building façades shall be modulated in a way that divides large faces into the appearance of several sections. Such modulation may be achieved with roofline offsets, bay windows, vertical breaks, balconies, or other architectural treatments. There shall be no “back” façade.
3. Permitted materials on facades shall be consistent with the adjacent existing Dunkin Donuts and include glass and masonry materials.
4. A minimum of 18% of two front facades shall be glass.
5. Building shall be Hardiplank or masonry construction to be approved by the Joint Land Use Board.
6. All curbing shall be Belgian Block.

3.4.b. HVAC Units

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

3.4.c. General Set-Backs

1. All setbacks shall be designed and implemented to the satisfaction of the Redevelopment Entity.

3.4.d. Multi-Purpose Paths Along Richwood Road & Mullica Hill Road

1. Path shall accommodate two-way travel for pedestrians and cyclists.
2. Removable bollards should be placed in the center of paths at path entrance points to guard against unauthorized motor vehicle use of path.
3. Minimum width of path: 10 feet.

4. Minimum graded area on each side of path: 2 feet.
5. Landscaping in the form of shrubs and deciduous street trees shall be employed on the sides of paths to provide both regulation of the micro-climate and a physical and psychological separation between the path users and vehicular traffic.
6. Minimum distance of path from roadway: 10 feet.
7. Bituminous paving with metal edge shall be used for primary path surface.
8. Other provisions should include: trash receptacles, lighting, trash bags for dog waste, and bicycle racks.
9. The path shall be ADA compliant at any/all intersections.

3.4.e. Commercial Retail Building

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

1. Maximum building height shall be 35 feet.

3.5 Buffers

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

1. The existing 6 foot high fence that follows the lot line between Block 22, Lots 1 and 14 shall serve as the buffer for the southern edge of the site.
2. The existing landscape buffer between Block 22, Lots 1 and 2 shall serve as the buffer along the eastern edge of the site.
3. The minimum front and side landscape buffer shall be 25 feet.
4. The primary purpose of buffers is to significantly reduce or soften views and reduce noise perception along the lot line.
5. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
6. Buffers shall be identified on site and subdivision plans.
7. More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.
8. Additional buffering features shall be provided as determined necessary by the Redevelopment Entity.

3.5.a. Site Furniture

Site furniture shall be designed and implemented to the satisfaction of the Harrison Township Joint Land Use Board, and shall be black.

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

3.5.b. Stormwater Management

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

3.5.c. Site Landscaping

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

3.5.d. Loading, Refuse Collection, and Service Utility Areas

1. All loading, refuse collection, service, and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened to reduce visibility from any neighboring property or adjacent street. The required method of screening shall consist of 8 foot tall brick or masonry walls. Provisions must be made for handling all freight and collection on those sides of the buildings which do not face public view. A buffered landscape strip shall be required where necessary. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.
2. All containers shall be visually screened with both a durable, noncombustible enclosure and evergreen trees and shrubs, so as not to be visible from adjacent lots or sites, neighboring properties, or streets. No collection areas shall be permitted in a side setback or between a street and the front of a building.
3. Bollards, if necessary, shall be black. Gates, at the discretion of the redevelopment Entity, shall be heavy duty steel to look like board-on-board, painted black.
4. Areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 35 feet to a property line.
5. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts at the lot line of any adjoining residential property or district. Noise impacts shall be required to meet Township and State requirements. The applicant shall provide an effective litter management plan, subject to Redevelopment Entity review and approval. Such management plan shall be submitted with an application for preliminary approval.

3.5.e. Lighting

Site lighting shall be designed and implemented to the satisfaction of the Harrison Township Joint Land Use Board, and shall be black.

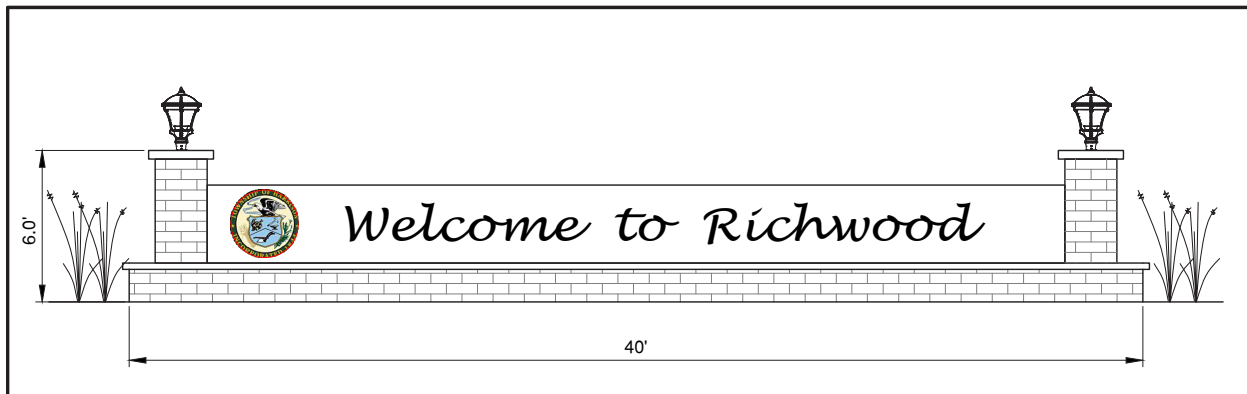
1. All lighting shall be directed down.

2. Light cut-offs or shields shall be provided as directed by the Joint Land Use Board or its representative.
3. Light fixtures shall be subject to approval by the Redevelopment Entity.

3.5.f. Signage & Gateway Element

1. The Redeveloper shall provide a “Gateway Element,” designed and implemented to the satisfaction of the Redevelopment Entity. See **Figure 4** below.
2. As part of the initial site plan for the project, a comprehensive sign package shall be provided for review and approval of the Redevelopment Entity. The package shall address type, size, location, materials, and colors of all signs. The approved packages shall be the requirements for all initial and subsequent tenants of the site.
3. Signs shall be substantially the same as the Dunkin’ Donuts located along Route 322 in the Richwood section of Harrison Township.
4. Windows of all buildings shall be kept clean of all signage of any type unless approved by the Redevelopment Entity. There shall be no signage of any type visible on or through windows.

Figure 4. Sample Gateway Element



5. Windows shall be kept free and clean of all product displays or storage for a distance of ten (10') feet into the store.
6. Signs shall be indirectly lit. Color, size, location, number and type shall be subject to approval by the Redevelopment Entity.

3.6 Affordable Housing Regulations

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

3.7 Infrastructure and Public Improvements

3.7.a. Sewage

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

3.7.b. Water

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

3.7.c. Other Utilities

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

4.0 RELATIONSHIP TO OTHER PLANS

4.1 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. The following goal of this Development Management Plan supports the Richwood Dunkin Donuts - Phase II Redevelopment Plan:

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

In addition, the plan identifies Growth Areas within the county. The plan stresses the importance of these growth areas to guide development into established areas. This helps to lower public infrastructure costs and preserves farmland and natural resources (p.78).

This redevelopment area is well-served by existing infrastructure, as it is located at the intersection of two major roadways, Mullica Hill Road (aka Route 322) and Richwood Road. This makes the site consistent with the concept of encouraging development in "Growth Areas" throughout the County.

4.2 Relationship to State Development and Redevelopment Plan

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

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

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

Redevelopment at this site supports these planning objectives by directing redevelopment into a developed—and developing—area of the township with supportive infrastructure, and both recent and planned infrastructural investments conducive to commercial activity. With respect to good Smart Growth, Center-based practices, and locating development near community amenities and walkable environments, the site is proximate to existing commercial uses and residential areas in the Richwood portion of Harrison Township—as well as the forthcoming Richwood Redevelopment Area—and will also support the goals of the Township’s Bicycle and Pedestrian Master Plan.

4.3 Relationship to Development Regulations of the Municipality

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township Committee and are known as the C1 Village Center Zone District. The regulations for this zone are found in the Township’s Zoning Ordinance.

4.4 Relationship to Other Municipal Plans

Harrison Township is contiguous to the following municipalities: Glassboro, East Greenwich, Mantua, Elk, and South Harrison. The Redevelopment Area is near the center of Harrison Township and does not abut any surrounding municipalities. As such, it is not likely to have any impact on the master plans of any of the contiguous municipalities.

4.5 Relationship to Municipal Master Plan

The Land Use Element of the Master Plan was adopted on February 10, 2000. At the time of the 2000 Master Plan, the Redevelopment Area was located in the INS - Institutional zone. At that time, it was recommended that:

“To provide for public and quasi-public land uses so as to maintain the level of community facilities and public services necessary to support present and future residents, two areas of the village have been zoned INS - Institutional...The second area is located on either side of Richwood Road just south of the intersection with Mullica Hill Road and further being described as Block 20, Lots 6 and 7 and **Block 22, Lots 1, 1.02, and 14** upon which, in combination, are located the First Methodist Church of Richwood and athletic fields acquired from Richwood Academy. Given the Master Plan stated objective relative to the provision of recreation areas, full utilization of the athletic fields should be promoted.”

The 2013 Reexamination Report recognizes that “Route 322 and State Highway Route 45 provide an important integral transportation corridor for the Township of Harrison, adjoining municipalities, and

intra-state and interstate commerce.” It also recognized that significant commercial and residential growth has occurred along the Route 322 corridor. The plan goes on to state that:

“With respect to the C-1 zone in the Richwood area, the Township has spent enormous effort planning the development of this area. Approximately one half of the area listed as C-1 has been evaluated under state redevelopment statutes and designated as Area in Need of Redevelopment... In the context of the Township’s planning efforts in the Richwood area, there are several “out parcels,” independent of the Redevelopment Plan and regulated by C-1 zoning. It is recommended that multi-tenant strip retail buildings and/or restaurants in the out parcels would be out of character with the vision the Township has set for this area of the Rt. 322 corridor. Further, they would not function in the interconnected, walkable manner planned for this area.”

By redeveloping in the manner proposed by this plan, Block 22, Lot 1—which was included in the area described by the 2013 Master Plan Reexamination Report discussed here—will come into greater conformance with the Smart Growth, walkability, and design standards proposed by and planned for the Richwood Redevelopment Area.

5.0 GENERAL PROVISIONS

5.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 22, Lot 1) as identified, discussed, and outlined in this document.

5.2 Procedure for Amending the Redevelopment Plan

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

5.3 Validity of Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph,

division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

5.4 Redevelopment Entity

The Governing Body of Harrison Township will serve as the Redevelopment Entity responsible for the implementation of the Redevelopment Plan.

5.5 Applications for Development

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers, and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the Borough and a municipally designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

1. to allow a use not specifically permitted within the redevelopment district;
2. exceeding the maximum density allowed for any permitted use;
3. exceeding the maximum building or structure height as measured in feet and/or stories;
4. to allow a deviation from any contractual obligations of the redeveloper to the Borough; or
5. any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70.d require an amendment of this Redevelopment Plan.

If requested, the Governing Body of Harrison Township shall consider the granting of a tax exemption and the execution of a financial agreement in accordance with the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. All development within the redevelopment area shall be within any financial agreement executed by the Township.

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HARRISON TOWNSHIP, NJ
Richwood Dunkin Donuts - Phase II Redevelopment Plan

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