

# INSPIRA HOSPITAL REDEVELOPMENT PLAN

HARRISON TOWNSHIP, NEW JERSEY

BLOCK 2.01 ✓  
LOT 1 ✓

BLOCK 2.02:  
LOTS 1, 4, 5, 6, 7, 8, 9 and 10.



April 03, 2017  
Amended: May 1, 2018

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# Table Of Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Introduction.....	1
1.2	Harrison Township .....	1
1.3	Site Description .....	2
1.4	Redevelopment Planning in New Jersey.....	5
<b>2.0</b>	<b>Harrison Township Goals &amp; Objectives .....</b>	<b>6</b>
2.1	Local Goals and Objectives .....	6
<b>3.0</b>	<b>The Redevelopment Vision .....</b>	<b>11</b>
3.1	The Redevelopment Plan Vision .....	11
3.2	Structure and Powers of Redevelopment Entity .....	11
<b>4.0</b>	<b>Redevelopment Program .....</b>	<b>12</b>
4.1	Hospital Building.....	12
4.2	Medical Office Building - Attached .....	14
4.3	Medical Office Building - Free Standing .....	14
4.4	Parking .....	14
4.5	Campus Landscaping and Pedestrian Paths .....	14
4.6	Off-Site Improvements.....	15
4.7	Phasing .....	17
<b>5.0</b>	<b>Permitted Uses and Bulk Standards.....</b>	<b>18</b>
5.1	Permitted Principal Uses.....	18
5.2	Permitted Accessory Uses.....	19
5.3	Area and Bulk Standards - Buildings .....	19
5.4	Area and Bulk Standards - Surface Parking Lots .....	20
5.5	Buffers - Tract Perimeter .....	20
5.6	Buffers - Internal to the Medical Campus .....	24
5.7	Vehicular Circulation .....	24
5.8	Pedestrian Circulation.....	25
<b>6.0</b>	<b>Street Regulations.....</b>	<b>27</b>
6.1	Road A .....	27
6.2	Road 322 Primary Road.....	28
6.3	Route 55 Primary Road .....	29
6.4	Road B .....	30
6.5	Road C .....	30

<b>7.0</b>	<b>Design Standards .....</b>	<b>32</b>
7.1	Hospital Architectural Design Standards .....	32
7.2	Medical Office Building Design Standards .....	35
7.3	Maintenance Buildings and Utility Structures.....	39
7.4	Fences, Walls and Hedges.....	40
7.5	General Landscaping.....	40
7.6	Circulation and Parking .....	42
7.7	Street Trees .....	44
7.8	Signage .....	44
7.9	Lighting .....	45
7.10	Loading, Refuse Collection, and Service Utility.....	45
7.11	Site Furniture .....	46
7.12	Stormwater Management.....	47
7.13	Maintenance .....	48
<b>8.0</b>	<b>Implementation .....</b>	<b>49</b>
8.1	PILOT .....	49
8.2	Redevelopment Agreement.....	49
8.3	Redevelopment Entity .....	49
8.4	Applications for Development.....	49
8.5	Acquisition .....	50
8.6	Relocation .....	50
8.7	Affordable Housing Inventory.....	50
<b>9.0</b>	<b>Relationship to Other Plans.....</b>	<b>51</b>
9.1	Adjacent Municipal Plans and Master Plans.....	51
9.2	Harrison Township Master Plan .....	52
9.3	County Master Plan .....	53
9.4	State Development and Redevelopment Plan.....	53
<b>10.0</b>	<b>General Provisions .....</b>	<b>54</b>
10.1	Zoning Map Amendment .....	54
10.2	Procedure for Amending the Redevelopment Plan.....	54
10.3	Validity of Ordinance .....	54
<b>11.0</b>	<b>Definitions .....</b>	<b>54</b>
<b>12.0</b>	<b>Appendix.....</b>	<b>58</b>
12.1	Appendix A: Resolution #32-2015.....	58
12.2	Appendix B: Resolution #201-2015.....	62

## Table Of Figures/Tables

Figure 1: Location of Proposed Redevelopment Site.....	2
Figure 2: Tax Map of Proposed Redevelopment Site Location.....	3
Figure 3: Harrison Township Zoning.....	4
Figure 4: Redevelopment Site.....	13
Figure 5: Off-Site Improvements Location.....	15
Figure 6: Gateway Details Location.....	16
Figure 7: Gateway Feature Example Imagery.....	16
Figure 8: Pumping Station Example Imagery.....	17
Figure 9: Buffer Zones.....	21
Figure 10: Buffer Zone Landscaping.....	22
Figure 11: Internal Roadway Buffer.....	23
Figure 12: Road Type Locations.....	26
Figure 13: Road A.....	27
Figure 14: Boulevard Road Example.....	28
Figure 15: Route 322 Primary Road.....	29
Figure 16: Route 55 Primary Road.....	29
Figure 17: Road B.....	30
Figure 18: Road C: Interior Secondary Roadway.....	31
Figure 19: Maintenance Building Example Imagery.....	39
Figure 20: Wall and Fencing Example.....	40
Figure 21: Parking Lot Landscaping Example Images.....	43
Figure 22: Signage Example Imagery.....	44
Table 1: List of Block and Lots.....	3

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# 1.0 Introduction

## 1.1 Introduction

On September 03, 2015, Harrison Township, through Resolution #35-2015 (Appendix A), adopted the recommendation of determination by the combined Planning/Zoning Board to designate Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A-12A-1. This conclusion was based upon a Preliminary Investigation conducted by Group Melvin Design. Group Melvin Design was authorized to prepare a Redevelopment Plan for the study area through Resolution #201-2015 (Appendix B), which directed the Harrison Township Joint Land Use Board to prepare and review a Redevelopment Plan. Resolution #201-2015 was adopted on October 19, 2015.

This redevelopment plan, in it's entirety, shall apply only to Block 2.01, Lot 1. However, all sections within the redevelopment plan which pertain to off-site improvements, including roads, stormwater management, utility access, and others, shall also apply to the following Blocks and Lots: Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10.

## 1.2 Harrison Township

Harrison Township, New Jersey is 19.84 square miles and is located in the central portion of Gloucester County, approximately 16 miles south of Camden, New Jersey. Harrison Township is bordered by the municipalities of East Greenwich Township, Mantua Township, the Borough of Glassboro, Elk Township, South Harrison Township, and Woolwich Township.

Exit 2 of the New Jersey Turnpike is located just outside the northeast corner of the Township and provides for easy access to both metropolitan Philadelphia, Pennsylvania, and Wilmington, Delaware. New Jersey State Highway Route 55, which has two interchanges along the eastern side of the Township, provides limited access highway connections to Deptford, New Jersey to the north and to Vineland, New Jersey to the south.

U.S. Route 322 crosses the Township from west to east connecting not only with N.J.S.H. Route 55 and the New Jersey Turnpike, but also with I-295 which runs parallel to the Turnpike, and with the Commodore Barry Bridge which crosses the Delaware River and provides access to I-95.

These major highways form the principal elements of the circulation system in Gloucester County and are important links between Harrison and surrounding communities.

### 1.3 Site Description

The lots designated as an Area In Need of Redevelopment and included within this Redevelopment Plan (Block 2.01, Lot 1; Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10) are located at the intersection of N.J. Route 55 and U.S. Route 322 (Mullica Hill Road), in the site of a former orchard, located less than two miles West of the Rowan University Campus in Glassboro, and approximately four miles to the east from historic Mullica Hill. Prior to subdivision in August 2016, these lots were known as Block 2.01, Lots 1 and 1.01; Block 4, Lot 2; and Block 2.02, Lots 1, 1.01, 1.02, 1.03, and 1.04.

Figure 1. Location of Proposed Redevelopment Site



The boundary of the redevelopment plan site is illustrated by Figure 1. For the purposes of this redevelopment plan, this area shall be known as the Inspira Hospital Redevelopment Plan Area.

Figure 1 identifies the location and surrounding environs of Block 2.01, Lot 1; and Block 2.02, Lots 1, 2, 3, 4, and 5. Figure 2 shows the current tax map of the location.

Table 1. List of Block and Lots

Block	Lot	Parcel Address	Owner Name	Acreage
2.01	1	900 MULICA HILL RD	INSPIRA MEDICAL CENTER WOODBURY	100.00
2.02	1	710 MULICA HILL RD	ROWAN UNIVERSITY	37.00
2.02	4	728 MULICA HILL RD	ROWAN UNIVERSITY	66.97
2.02	5	734 MULICA HILL RD	ROWAN UNIVERSITY	3.24
2.02	6	738 MULICA HILL RD	ROWAN UNIVERSITY	2.89
2.02	7	740 MULICA HILL RD	ROWAN UNIVERSITY	1.78
2.02	8	744 MULICA HILL RD	ROWAN UNIVERSITY	25.59
2.02	9	748 MULICA HILL RD	NJ EDUCATIONAL FACILITIES AUTH.	0.79
2.02	10	750/752 MULICA HILL RD	ROWAN UNIVERSITY	0.79

Figure 2. Tax Map of Proposed Redevelopment Site Location

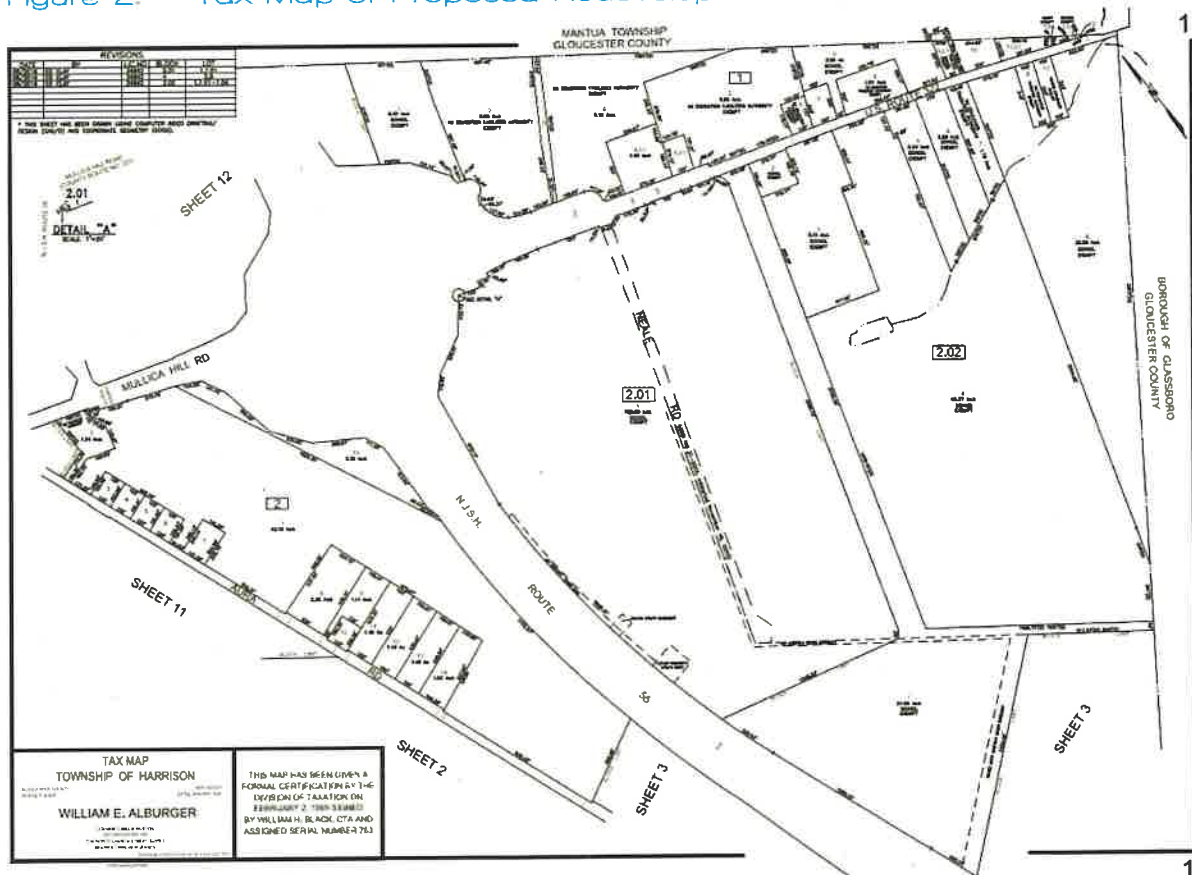
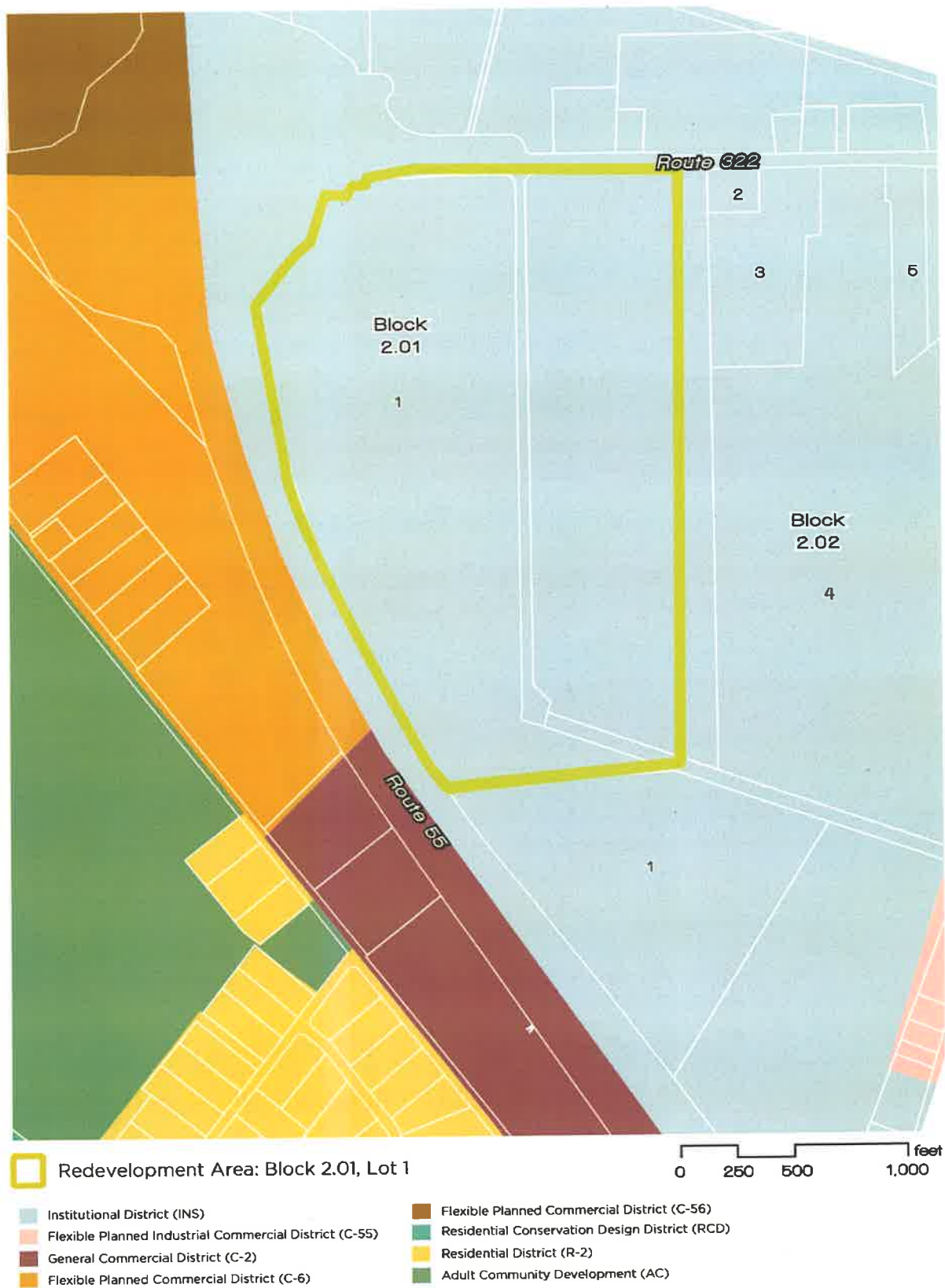




Figure 3. Harrison Township Zoning



## 1.4 Redevelopment Planning In New Jersey

New Jersey's Local Redevelopment and Housing Law 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 Redevelopment Process

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the City'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 City's Zoning Ordinance.

Only after completion of this process is the City 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 Harrison Township Goals & Objectives

### 2.1 Local Goals and Objectives

The primary planning goals of the 1999 Harrison Township Master Plan were identified in the categories of community character, historic preservation, natural features, agricultural lands, open space, visual character, community balance and community facilities. Township goals also include those that have been identified in the NJ Municipal Land Use Law. In addition to these Township goals for planning and development, more specific objectives have been adopted by the Land Use Board for district areas of community concern and are listed below.

#### 2.1.a. Township Goals for Planning and Development

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. Preserve and protect the Mullica Hill Village historical area and other historic areas of the Township which contribute to both the positive image and economic strength of the Township.
3. 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.
4. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township.
5. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
6. Promote the maintenance of agricultural uses where such uses are economically feasible. Promote the orderly development of agricultural lands for residential and commercial uses, where desirable, in order to reduce development pressure on agricultural lands within the Township. Encourage the protection of prime agricultural lands within the Township.
7. Recognize that open space preservation must become the responsibility of the Township and that the agricultural community will not be able to continue to assure that open space will remain in the community forever. Provide for the preservation of visual open

space for protecting both woodlands and open space for adequate recreational facilities.

8. Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual “rural character” of the community. It is in the Township’s interest to promote high quality development through architecturally compatible design. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.
9. 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.
10. Allow for the expansion of public facilities to grow in order to fully satisfy the present and future needs of the Township residents.

#### 2.1.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.
3. Provide for neighborhood commercial and retail to service the residential community without disrupting their character and aesthetic quality.
4. Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.

#### 2.1.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.
3. Recognize the historic Mullica Hill community as the town center of Harrison Township as a major focal point of the cultural heritage of the community and the economic base.
4. Circulation System Objectives

5. The circulation system for the Township should provide safe and efficient movement of goods and people and should be integrated with that of County and State. To achieve this goal, planning should:
6. Provide a road network which tries to separate through traffic from local traffic by providing alternate routes for regional traffic.
7. Provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy.
8. Provide for the development of a pedestrian system throughout the Township through stream corridors and open space, thus encouraging use of community facilities.

#### 2.1.d. Natural Resource Objectives

Harrison Township has been fortunate to have most of the streams and stream corridors preserved and protected from development. The continued preservation of these and other natural resources should be encouraged. To achieve this goal, planning should:

1. Cooperate with New Jersey Department of Environmental Protection in the protection of wetlands and other natural resources.
2. Adopt a storm water management plan which will promote cooperative development of watershed drainage programs which will minimize the total reliance upon on-site water detention and storage on a project-by-project basis.
3. Restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.
4. Restrict development within the 100 year storm flood plain as defined by FEMA or New Jersey Department of Environmental Protection. In the absence of such information establishing flood plains or stream encroachment lines, development applications should be required to submit a HECII analysis of the stream in question to establish such limit lines.
5. Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation and from contamination from on-site septic systems.

#### 2.1.e. Utilities System Objectives

1. Consideration of the extension of the water and sewer systems in order to promote the development of land.
2. De-regulation in New Jersey will extend a hand in providing for affordable utility options where new developments are built.



#### 2.1.f. Community Image and 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.
4. Encourage new development in the existing villages to be compatible to their architectural style and scale of the building.

#### 2.1.g. Community Facility Objectives

As a growing community, the Township will need to provide for additional community facilities, particularly for recreation and municipal activities. To do this, planning should:

1. Provide a community activity center for the Township.
2. Develop municipal park and recreation areas in conjunction with or adjacent to schools, wherever possible.
3. Promote the use of school facilities for adult and community meetings and activities.
4. Provide for the timely expansion of municipal buildings and services to meet the needs and expectations of the Township residents.

#### 2.1.h. 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:

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.

#### 2.1.i. Municipal Government Service Objectives

In order to provide for the continued development of Harrison and the efficient provision of necessary and desired municipal services in the most cost-effective manner possible, the Land Use Board should:

1. Provide a Master Plan that can be legally and financially implemented.
2. Regularly review and update the Land Development Ordinances of the Township.
3. Coordinate the extension and expansion of public utilities and roadways with the development community to promote the equitable sharing of improvement costs as permitted by the New Jersey Land Use Law

## 3.0 The Redevelopment Vision

### 3.1 The Redevelopment Plan Vision

The Vision for this site is to provide for a modern acute care hospital and campus environment to meet the future needs of the Harrison Township community and region. Hospital design standards have evolved significantly from the multi-patient occupancy room currently existing at Inspira Woodbury Hospital, to a single patient room standard.

To foster a modern acute care hospital, the vision for the site calls for a new, state-of-the-art facility to enhance the environment of care for patients, providers, and the community. To accomplish this, relocation will incorporate medical office uses and related services, including new parking surface lots, new medical patient tower, and enhanced pedestrian and vehicular main entrance that are incorporated into the design of the proposed structure.

In conjunction with the new hospital facility, the surrounding community will benefit from additional uses on the site which will create a hospital-anchored medical office complex, developed as a single, integrated and comprehensively designed and planned campus. The campus should also provide high-quality open spaces and landscaping that will promote a patient and visitor-friendly environment, along with technological equipment and service advancements.

The overall intended conceptual site design and improvements of the Inspira Hospital Redevelopment Plan Area are shown in Figure 4. Redevelopment Site.

### 3.2 Structure and Powers of Redevelopment Entity

The Township Committee shall serve as the Redevelopment Entity. The Redevelopment Entity shall review proposals, may request supplemental information and, at its discretion, determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement.

By acting as the Redevelopment Entity, the Township Committee can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township's Master Plan and this Redevelopment Plan.

The Redevelopment Entity has the right to designate developers and/or redevelopers.

Redevelopment of the site is subject to all requirements found in the Harrison Township subdivision and site plan ordinance and all relevant design standards except as specified and/or modified herein and as received and approved by the Redevelopment Entity.

## 4.0 Redevelopment Program

The redevelopment of the subject site shall substantially conform to the concept site plan and architectural standards provided in this plan and in Figure 4. All elements must be designed to the satisfaction of the Redevelopment Entity.

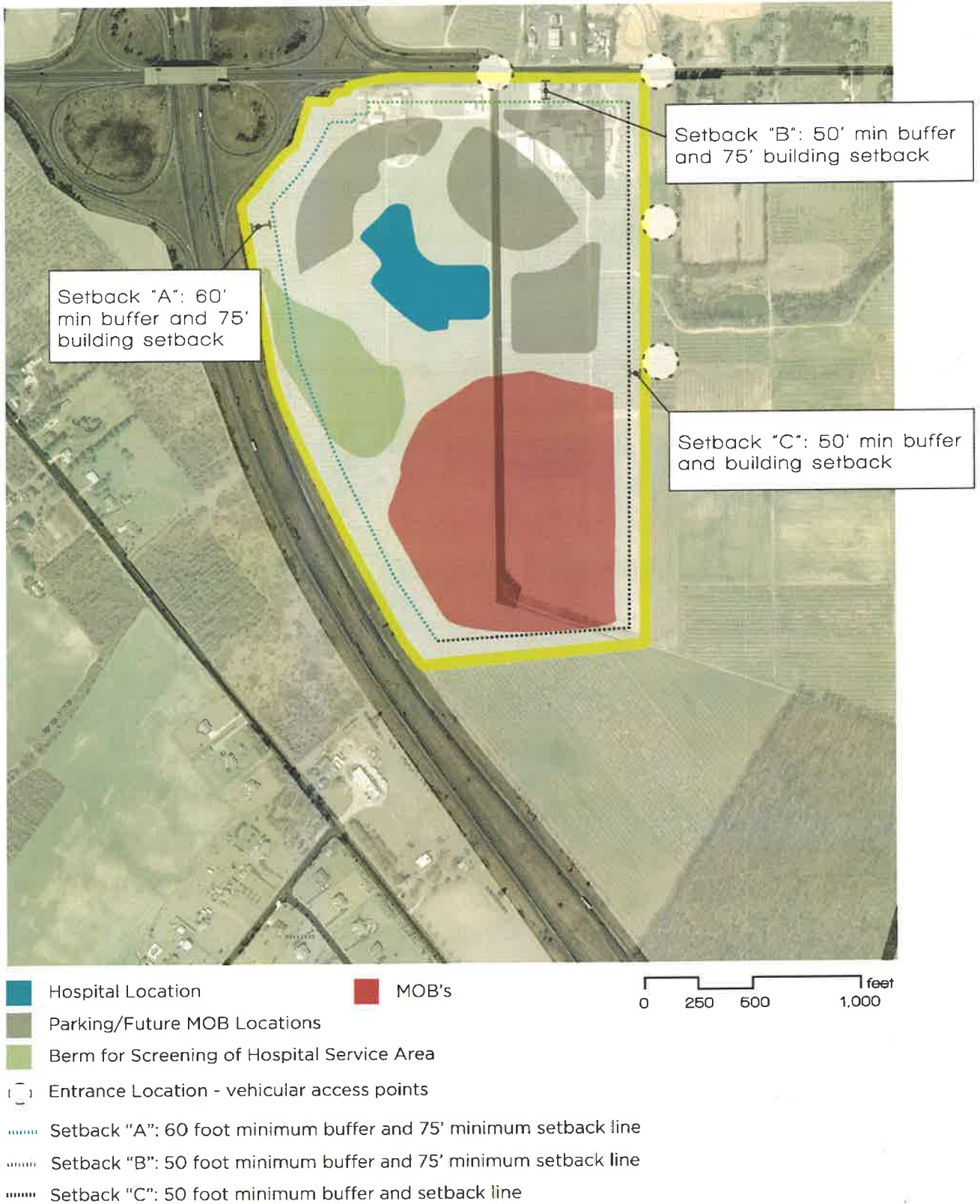
The overall goal of the Inspira Hospital Redevelopment Plan and design standards is the redevelopment of the area as identified in Figure 4. The plan aims to redevelop the site into a modern hospital facility and a hospital/medical office campus. The land uses, building requirements and design standards stipulated in this Plan are intended to allow for the development of a Hospital and complex that may be comprised of:

- a. Hospital building: 350 bed maximum
- b. Attached Medical Office Building (MOB)
- c. Free standing Medical Office Buildings which compliment the overall medical use of the campus complex
- d. Parking
- e. Healing Garden
- f. Natural Greenbelt Zone
- g. Permanently-preserved contiguous open space
- h. Transportation Facilities and a helipad
- i. Car Port Mounted Solar Array
- j. Maintenance Building
- k. Utility Structures

### 4.1 Hospital Building

- 1. A hospital facility with a maximum 5 stories
  - a. Administrative offices related to the Hospital.
  - b. Medical treatment spaces
  - c. Medical offices associated with the Hospital
  - d. Patient bedrooms
  - e. Cafeteria
  - f. Emergency room facilities
  - g. Other uses as defined in Section 5.1.1.

Figure 4. Redevelopment Site



2. Loading bays for shipping and/or delivery, setback and screened to minimize visual impact of truck loading.
3. Screened dumpster area to service Hospital. The dumpster shall be screened to the satisfaction of the Redevelopment Entity.
4. The Hospital building is permitted to have service areas for loading, kitchens, laundry facilities, maintenance areas, minimal office/administrative areas, dining/bistro areas, and exterior patio/porch areas as approved by the Redevelopment Entity.

#### **4.2 Medical Office Building - Attached**

1. A medical office building, constructed in an attached manner to the hospital building, with a maximum of 5 stories.

#### **4.3 Medical Office Building - Free Standing**

1. Free Standing MOBs with a maximum of 5 stories.

#### **4.4 Parking**

1. Off-street parking and loading shall be provided according to the ratios provided below.
2. Minimum parking stall size: 9 feet x 18 feet
  - a. Hospitals: minimum of 3.5 spaces per bed.
  - b. Medical Office Buildings: minimum 1 space per 300 square feet of gross floor area.
  - c. All Other Permitted Uses: minimum 1 space per 250 square feet of gross floor area.
  - d. Vendor Parking: 10 spaces minimum.
  - e. Ambulance and emergency personnel parking: 15 spaces minimum.

#### **4.5 Campus Landscaping & Pedestrian Paths**

1. As part of the hospital/medical office campus, the redeveloper shall construct and make available well-maintained, and contiguous open space. The open space will conform to the following regulations.
  - a. The open space will have well-maintained landscaping and walking paths that connects to on- and off-site locations.
  - b. Stormwater basins servicing other portions of the site shall be allowed in the Open Space.
  - c. The open space will preserve as much of the natural terrain and existing trees as feasible.



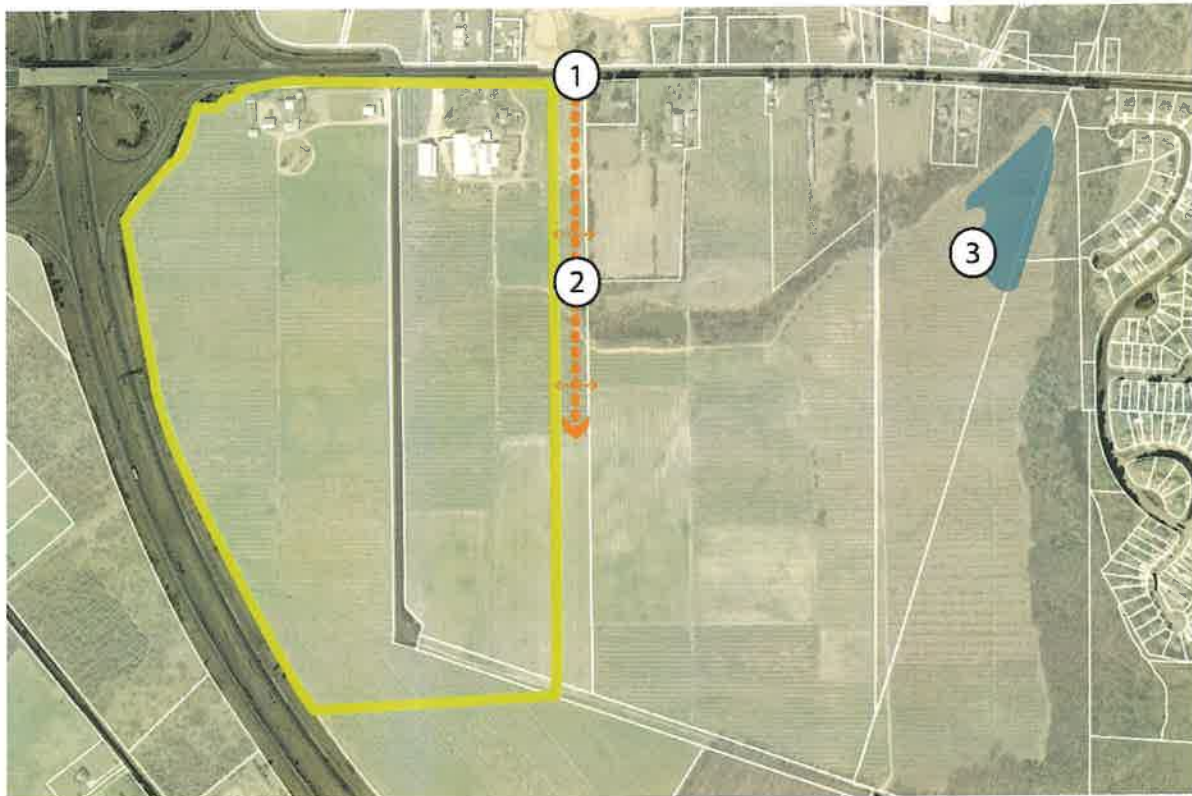
- d. Site Stormwater management is permitted in the Open Space, according to the specifications outlined in this document.
2. Adequate pedestrian circulation shall be provided throughout the campus to connect all permitted uses, parking areas, open spaces, public transit stops and sidewalks and multi-use paths along all exterior roadways.

#### 4.6 Off-Site Improvements

The redevelopment of the subject site shall include a number of off-site improvements. The approximate location of improvements shall be located according to Figure 5 below.

1. A common road to serve both the Area in Need of Redevelopment and the ultimate redevelopment of adjacent parcels currently owned by Rowan University, identified in Figure 5 as 'Shared Boulevard Type Road' hereafter identified as "Road A". Necessary

Figure 5. Off-Site Improvements Location



- ① Traffic Signal
- ② Shared Boulevard Road
- ③ Stormwater Basin

easements shall be provided.

2. A traffic signal at the intersection of Road A and U.S. Route 322. All poles and supporting arms are to be black subject to NJDOT jurisdiction and standards.
3. A stormwater basin designed to serve both the Area in Need of Redevelopment and the ultimate redevelopment of adjacent parcels owned by Rowan University.
4. A minimum of three instances of stone wall details along NJ Route 55 and U.S. Route 322, in combination with a decorative wall system. The location of these walls shall be located according to Figure 6 and shall be subject to NJDOT jurisdiction and approval.
  - a. The decorative walls shall act as a gateway feature to both Harrison Township and the Hospital/medical office campus.
5. Wastewater and public water infrastructure systems
  - a. The sanitary sewer system, including force mains, major gravity mains and a

Figure 6. Gateway Details Location





-  Area Designated in Need of Redevelopment
-  Approximate Location of decorative walls. Exact location to be proposed in site plan application.

Figure 7. Gateway Feature Example Imagery





pump station shall be sized and installed to accommodate the Area in Need of Redevelopment.

- b. Pumping stations for the sanitary sewer system may be required, sized to serve the Area in Need of Redevelopment, at the discretion of the Redevelopment Entity.
  - i. Prefabricated pumping stations and/or well heads may be approved at the discretion of the Redevelopment Entity.
  - ii. Pumping stations shall maintain consistency of materials with the Hospital building colors and materials to create uniformity.
- c. All major infrastructure necessary to provide public water shall be sized and installed to accommodate the Area in Need of Redevelopment.
- d. Easements may be recorded, as necessary, to permit all properties within the Area in Need of Redevelopment and adjacent parcels to gain access to all utility infrastructure.

#### 4.7 Phasing

- 1. The order of construction of infrastructure, parking, open space and all other on-site improvements shall be worked out as part of the Redevelopment Agreement with the Township.
- 2. All future phases of Redevelopment must be designed to the satisfaction of the Redevelopment Entity and must be addressed in a future redevelopment plan or by amendment to this redevelopment plan as appropriate.

Figure 8. Pumping Station Example Imagery



## 5.0 Permitted Uses & Bulk Standards

The provisions of this Redevelopment Plan shall supersede the provisions of the Harrison Township Zoning Ordinance within the Redevelopment Area. However, where the Hospital Campus Redevelopment Plan is silent, the standards of the Harrison Township Zoning Ordinance, Site Plan and Subdivision Ordinances shall apply.

### 5.1 Permitted Principal Uses

1. Hospitals: For the purpose of this redevelopment plan, a hospital shall be defined as an institution, whether operated for profit or not, licensed and classified as a general hospital by the Commissioner of Health, which maintains and operates a facility for the diagnosis, treatment or care of two or more non-related individual suffering from illness, injury or deformity and where emergency, out-patient, surgical, obstetrical, convalescent or other medical care is rendered for periods exceeding 24 hours. Hospital shall include all buildings actually used in the work of associations or corporations organized exclusively for hospital purposes.
  - a. Should the definition of general hospital be modified by the Commissioner of Health, so too will the Redevelopment Plan reflect that modification.
  - b. In addition to uses as defined above, ancillary uses not exceeding 10% of the gross floor area of the hospital are permitted subject to Redevelopment Entity approval. Ancillary uses may include; employee daycare, café/restaurant, gift shop banks, etc.
2. Medical Office Buildings: Office and Laboratory facilities constructed for physicians and physician practices. Medical Office Buildings may be free-standing or attached structures.
3. Within the Hospital and/or Medical Office Buildings, all kinds of Hospital, Medical and Health Care Related Uses, or combinations of those uses, are permitted, including, but not limited to:
  - a. Emergency department, Skilled Nursing, General Acute Care or Long Term Acute Care Hospital, Wound Care, and Surgery;
  - b. Nursing Home; Long Term Care; Continuing Care Retirement Community; Assisted Living; Hospice/ Palliative Care Facilities;
  - c. Ambulatory Care and/or Physician/Medical Clinics & Offices, including, but not limited to: Primary Care & Medical Specialists; Dental and Orthodontics; Renal Dialysis; Infusion and Chemotherapy; Cancer Treatment; Imaging Services and General Radiology, (including MRI, CT, PET scan services); Cancer Radiation Treatment;
  - d. Ancillary Diagnostic services, including but not limited to Clinical Lab Draw & Laboratory Services; Outpatient Cardiac and Oncological Testing and Procedures;

- e. Outpatient/Ambulatory Surgery Center or Practices with operating, procedure, and recovery rooms;
- f. Urgent Care/Walk-in Care; Observation Beds;
- g. Outpatient Behavioral Health Care;
- h. Health Care Related Outpatient Rehabilitation, including Physical and Occupational Therapy, Speech Pathology and Sports Medicine (including gymnasium space);
- i. Medical Related Treatment (orthotics; prosthetics; complementary medicine; Pharmacy (not to include retail sales of non pharmaceutical related goods); Durable Medical Equipment Services, and other similar uses; and
- j. Physician Office Space.

## **5.2 Permitted Accessory Uses**

- 1. Heliport/Helipad Landing areas provided there will not be hangers, repair facilities or temporary or permanent staging or storage areas. And further, air transport shall be for medical purposes and shall meet all federal, state and local laws, rules and regulations.
- 2. Surface parking areas.
- 3. Structured parking garages. Architecture to be reviewed and approved by the Redevelopment Entity for consistency with established architecture on the Medical Campus.
- 4. Transportation shelters. Architecture to be reviewed and approved by the Redevelopment Entity for consistency with established architecture on the Medical Campus.
- 5. Pay Booth and Kiosks. Architecture to be reviewed and approved by the Redevelopment Entity for consistency with the established architecture of the Medical Campus.
- 6. Carport Solar Structure. Design subject to review and approval of the Redevelopment Entity.
- 7. Well Buildings and Maintenance Buildings
- 8. Utility Facilities

## **5.3 Area and Bulk Standards - Buildings**

- 1. Lot Area Requirement: Total minimum Tract Area to be 90 acres. Subdivision within the Medical Campus is permitted subject to Joint Land Use Board Approval.
  - a. Maximum Lot Coverage of 70% shall be permitted.
  - b. Maximum Building Coverage of 40% shall be permitted.
- 2. Minimum Building Setback from Route 55 Right of Way – 75 ft

3. Minimum Building Setback from Route 322 Right of Way – 75 ft
4. Minimum Building Setback from Road A Right of Way – 50 ft
5. Minimum Building Setback from Road B curb line – 50 ft
6. Minimum Building Setback from Road C curb line – 50 ft
7. Minimum Building Setback from Internal Street curb line – 50 ft
8. Minimum Building Setback from Surface Parking Lot – 20 ft
9. Maximum Building Height – Buildings shall be between 2 and 5 stories high and 80 ft to top of parapet of the highest habitable floor. Mechanical Penthouses shall be excluded from this height limitation providing they are set back from the primary building facade a minimum of 4 ft. In all cases (including Mechanical Penthouses) the maximum building height shall not exceed 100 ft.

#### **5.4 Area and Bulk Standards – Surface Parking Lots**

1. Minimum Parking or Circulation road setback from Route 55 Right of Way – 60 ft
2. Minimum Parking or Circulation road setback from Route 322 Right of Way – 50 ft
3. Minimum Parking setback from Road A Right of Way – 50 ft
4. Minimum Parking setback from Road B curb line – 20 ft
5. Minimum Parking setback from Road C curb line – 20 ft
6. Minimum Parking setback from internal street curb line – 20 ft
7. Designated Ambulance Parking lots shall not be subject to the above building or surface parking lot setback requirements except that in no case shall parking lots be set back less than 20' from all roadways.

#### **5.5 Buffers – Tract Perimeter**

1. Locations of required perimeter buffers are found in Figure 9: Buffer Zones and further defined with Section 6.0: Street Regulations.
2. Buffers as identified in Figure 9 shall be comprised of berms and landscape plant material of sufficient quantity and size to screen parked automobile hoods from direct view of those traveling on adjoining streets or sidewalks and to prevent the shining of automobile headlights onto adjacent properties, streets or sidewalks.
3. **Buffer Zone A** generally speaking is the northern edge of the Tract along Route 322.
4. Berms within Buffer Zone A shall be a minimum of 3.5 feet high for a minimum of 70% of the area defined as "Buffer Zone A" within Figure 9. Up to 30% of the frontage may have a berm less than 3.5 feet high, but in no case shall it be less than 2.5 feet high.



Figure 9. Buffer Zones

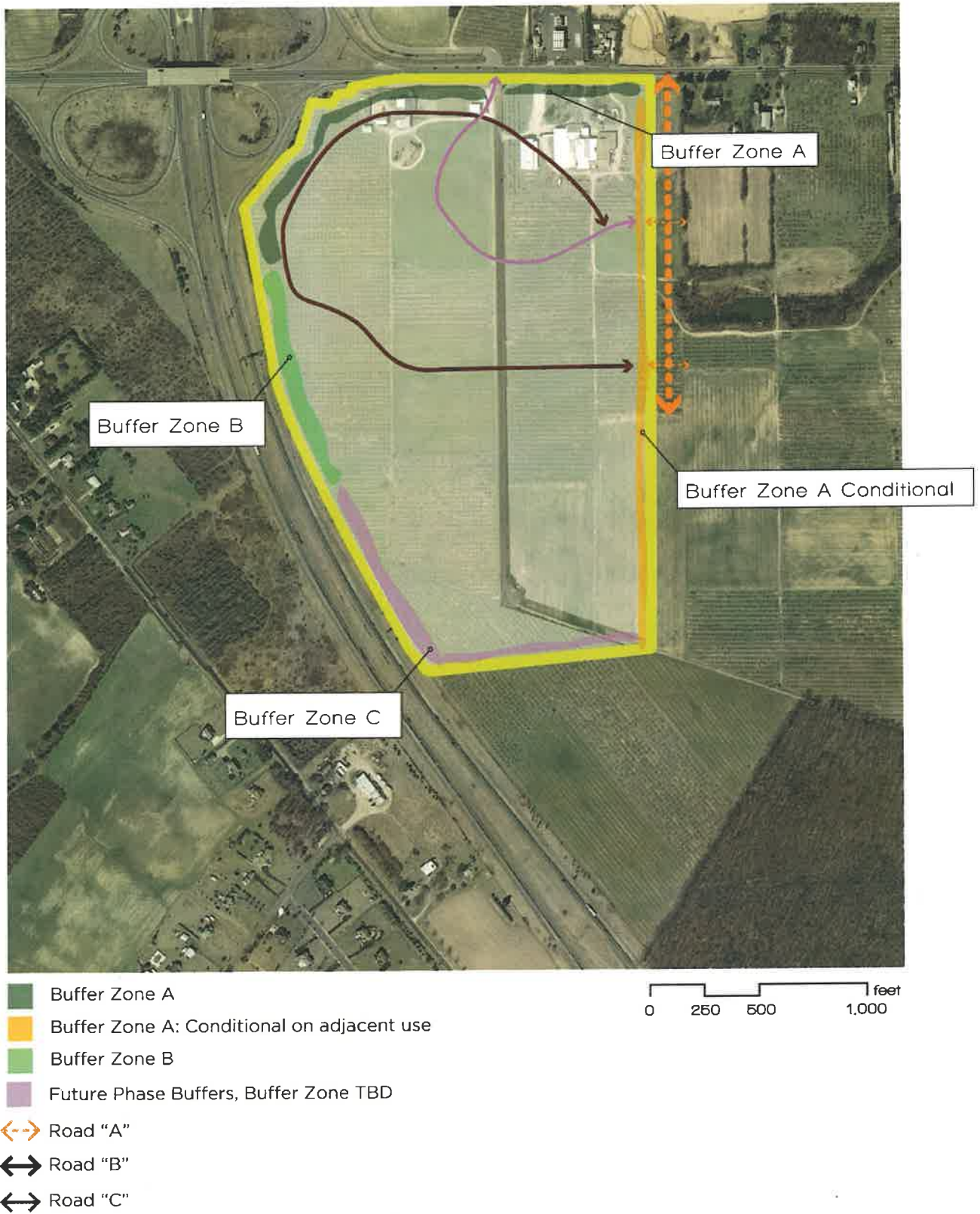
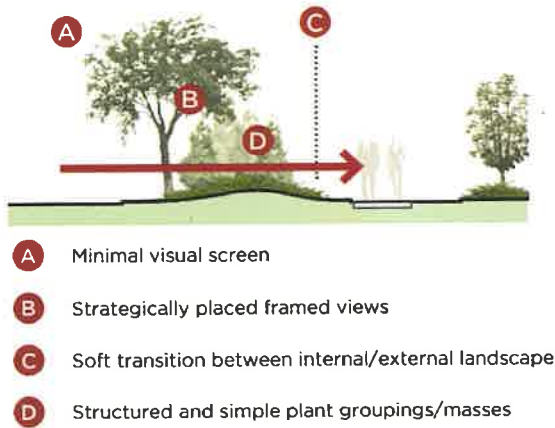
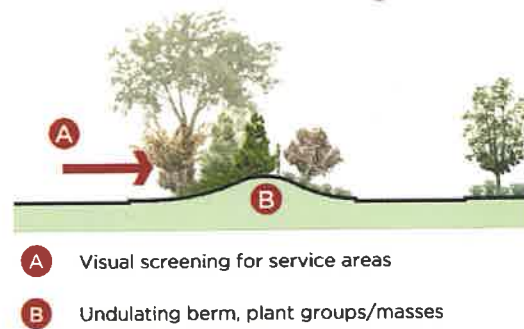


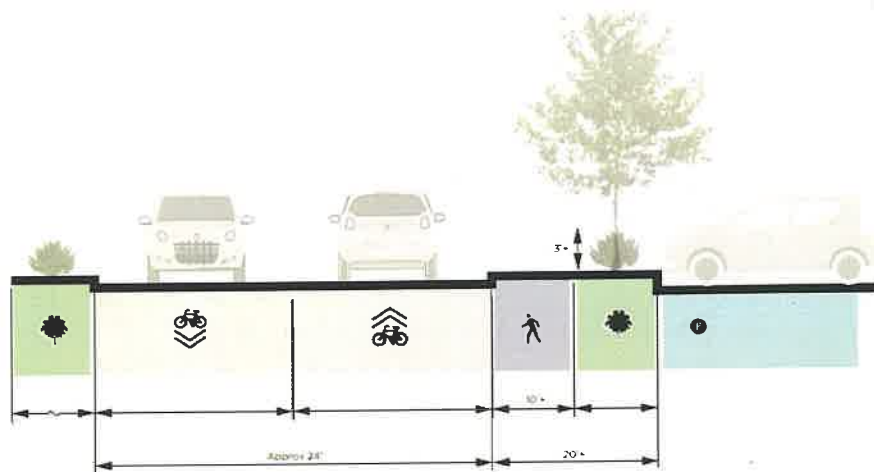
Figure 10. Buffer Zone Landscaping

**Buffer Zone A, A Conditional****Buffer Zone B**

- a. Buffer Zone A is 50 feet wide.
- b. Within Buffer Zone A a minimum 10 foot wide bituminous multi-purpose path shall be provided. Location to be approved by Redevelopment Entity.
- c. Landscaping within Buffer Zone A shall be planted as follows:
  - i. Trees shall be planted on both sides of the required multipurpose path.
  - ii. Landscaping shall be organized into structured plant groupings/massings.
  - iii. Trees and shrubs shall allow for strategically placed framed views of the hospital campus.
  - iv. All plantings shall follow minimum caliper, height and spread requirements as outlined within Section 7.5.9.
- d. Shade trees shall be provided in the buffer at a rate of one tree per 750 square feet of buffer area.
- e. A combination of evergreen trees, deciduous trees and/or shrubs shall be provided at rate of one plant per 500 square feet of buffer area.
- f. Ornamental grass varieties may be substituted for shrubs, subject to redevelopment entity approval.
5. **Buffer Zone A Conditional:** generally speaking is the eastern edge of the Tract.
  - a. Buffer Zone A Conditional is 50 feet wide.
  - b. Berms within Buffer Zone A Conditional shall be required only when parking areas front directly onto adjacent streets. A minimum 3.0 foot high berm shall be provided to aide in the screening of parking.
  - c. Within Buffer Zone A Conditional a minimum 8 foot wide sidewalk shall be provided.
  - d. Street trees, as required in Section 7.7, shall be on the street side of the sidewalk.

- e. Landscaping within Buffer Zone A Conditional shall conform to landscaping requirements for Buffer Zone A (Section 5.5.4.c. - Section 5.5.4.f.) when parking areas front directly onto adjacent streets.
  - f. When buildings front directly onto adjacent streets, Buffer Zone A Conditional shall at the minimum consist of a combination of shade trees, ornamental trees, and/or evergreen trees planted at a rate of one tree per linear 40 feet of buffer.
6. **Buffer Zone B** is the western edge of the Tract along Route 55.
- a. Buffer Zone B is 60 feet wide.
  - b. Stormwater basins and associated facilities are permitted within Buffer Zone B.
  - c. Generally speaking berms within Buffer Zone B shall be a minimum of 8 feet tall when adjacent to service areas as depicted in Figure 9. For all other adjacent uses, follow regulations for Buffer A.
  - d. Sidewalks and/or multi-purpose paths are permitted in Buffer Zone B but are not required.
  - e. When adjacent to service areas, Buffer Zone B shall consist of a combination of shade trees and/or evergreen trees at a rate of one tree per 750 feet. At the Redevelopment Entity's discretion, additional plants or shrubs, ornamental grasses and ornamental trees shall be required to achieve the intended result of screening service areas from public view.
7. **Buffer Zone C**, as illustrated in Figure 9, shall be defined based on future adjacent use. The buffer area requirements shall be subject to Redevelopment Entity approval.
- a. Berms within Buffer Zone C zone shall be a minimum 6 foot high.
  - b. Landscaping within Future Phase Buffer Zones shall be subject to Redevelopment Entity approval.
8. Ornamental grasses may be substituted for shrubs subject to Redevelopment Entity approval.

Figure 11. Internal Roadway Buffer



9. Design intent and placement of trees is flexible subject to Redevelopment Entity approval.
10. Buffer areas shall be provided with maintenance guarantees on all plants for a period of four years.

## **5.6 Buffers - Internal to the Medical Campus**

1. Parking Buffer with Roads B or C (defined within Section 6.4 and 6.5, respectively) and Internal roadways - A screen planting (hedge), decorative wall or combination, not less than 3 feet tall in height shall be provided between all off-street parking areas and Roads B or C and/or Internal Roadways, substantially similar to Figure 11: Internal Roadway Buffer.
  - a. A 10 foot wide sidewalk shall also be provided when adjacent to parking area. A 6 foot wide sidewalk may be substituted due to special circumstances on a case by case basis.
  - b. The screen planting shall consist consist of evergreen shrubs planted 3 feet on center and shade trees and/or ornamental trees planted the equivalent of one tree for every 50 linear feet of buffer.
  - c. Ornamental grasses may be substituted for evergreen shrubs.
  - d. Buffer may be augmented with a decorative wall subject to Redevelopment Entity Review and Approval.
2. Loading/Service Areas with Roads B or C and Internal Roadways - All service areas shall be adequately screened from Roads B or C and/or Internal Roadways by evergreen plantings, decorative wall or combination. Screening shall be a minimum of 8 feet tall and subject to Redevelopment Entity approval.
3. Buffer areas shall be provided with maintenance guarantees on all plants for a period of four years.

## **5.7 Vehicular Circulation**

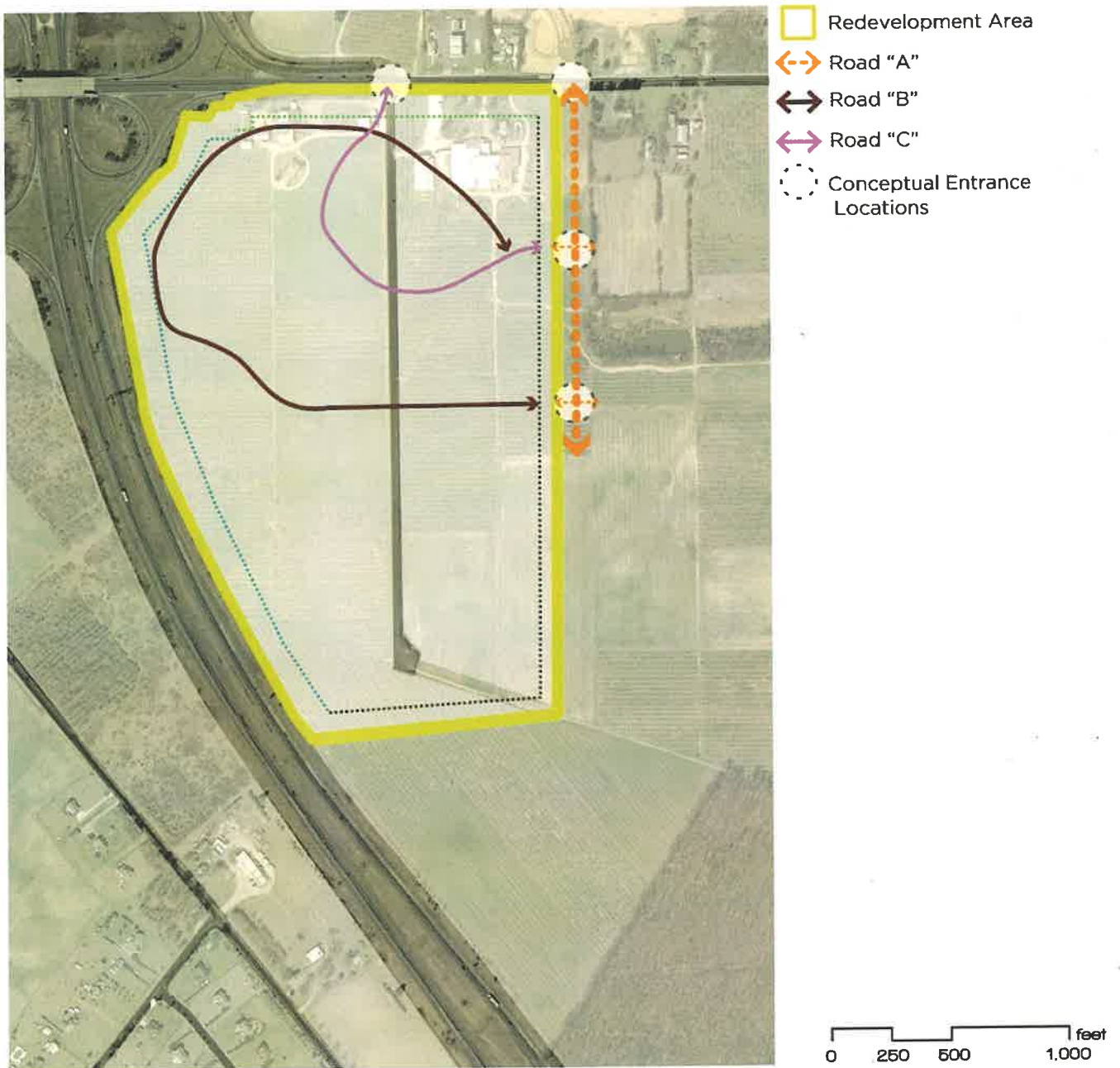
1. Belgian block curbs shall be constructed on both sides of all streets within the Area in Need of Redevelopment except where adjacent to sidewalks, subject to Joint Land Use Board Engineer review.
2. Consideration shall be given to accepted traffic calming techniques and textured crosswalks to minimize speeding and enhance pedestrian safety within the Medical Campus.
3. All vehicular control fixtures including but not limited to traffic signal posts, arms and housing, stop sign posts, street sign posts, and guide rails shall be black. Other finishes may be allowed, subject to Redevelopment Entity approval.



## 5.8 Pedestrian Circulation

1. Adequate pedestrian circulation shall be provided to connect all permitted uses, parking areas open spaces, transit stops to locations both internal and external to the Medical Campus through the use of sidewalks, multipurpose paths and cross walks.
2. A Comprehensive Pedestrian Circulation Plan for the first phase of development shall be provided for approval at the first Preliminary Site Plan Approval. An important aspect of the plan is to demonstrate interconnectivity. The plan shall present the proposed design approach for the entire Medical Campus and address; location and design of multipurpose paths, location and design of sidewalks, location and design of crosswalks and traffic calming elements, location and design of bicycle accommodations, integration of lighting, signage and street furniture.
3. Multipurpose paths along Route 322 shall consist of bituminous paving and be a minimum width of 10 ft to allow for 2-way travel. A metal edge treatment of the path shall be provided. The path shall be setback a minimum of 10 ft from the Route 322 Right of way. The path may be within the Required buffer area.
4. Sidewalks shall be a minimum of 8 ft wide except as stipulated above.
5. Pedestrian crosswalks shall be clearly marked.

Figure 12. Road Type Locations



- ..... Setback "A": 75 foot minimum setback line
- ..... Setback "B": 75 foot minimum setback line
- ..... Setback "C": 50 foot minimum setback line

## 6.0 Street Regulations

The following street cross-sections are permitted in the Inspira Hospital Redevelopment Plan area. The standards are minimum standards and may be exceeded in accordance with an approval by the redevelopment entity. The location of streets shall be approximate according to Figure 13. All future streets within the Redevelopment Area shall follow these standards.

### 6.1 Road A

The buffers and setbacks corresponding to Road A, the Shared Boulevard type road (identified in Figure 12) shall conform to standards set forth below and in Figure 13: Road A.

1. Setbacks/Buffer
  - a. Minimum parking setback from property line (A): 50 feet
  - b. Minimum parking setback from curb line (B): variable
  - c. If adjacent to parking, a berm shall be required within the setback, as regulated by Section 5.5.5.b.
  - d. A minimum 8 foot wide sidewalk shall be included.
2. Roadway Standards
  - a. Minimum width of median (C): 15 feet except within 300 feet of the intersection with Route 322 where a median width of 10 feet shall be required.
3. Boulevard Design – Road A
  - a. The Boulevard known as Road A is the primary “Gateway” feature to the site. It sets the tone for arrival for all visitors to the Medical Campus.

Figure 13. Road A

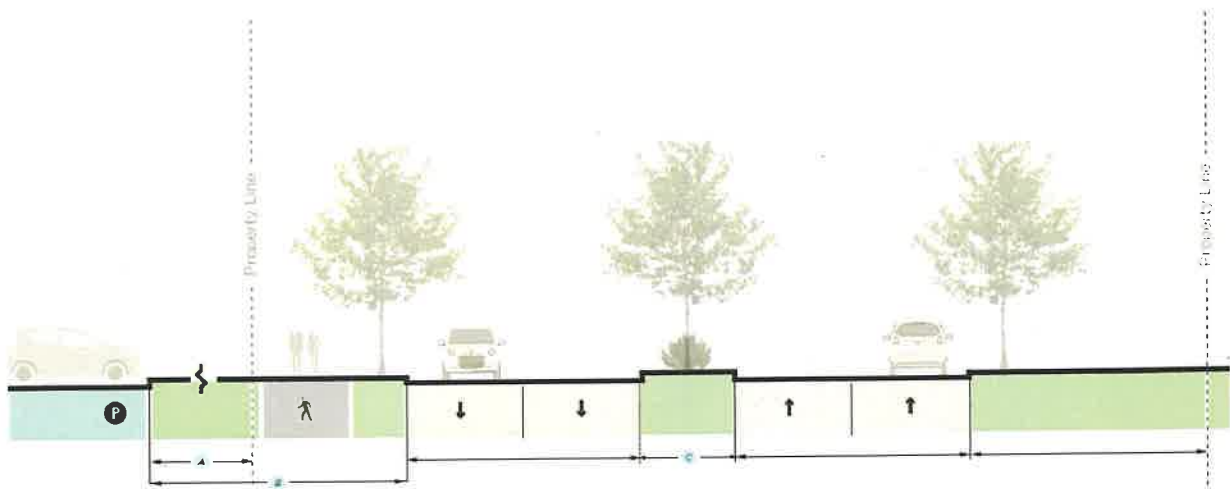


Figure 14. Boulevard Road Example

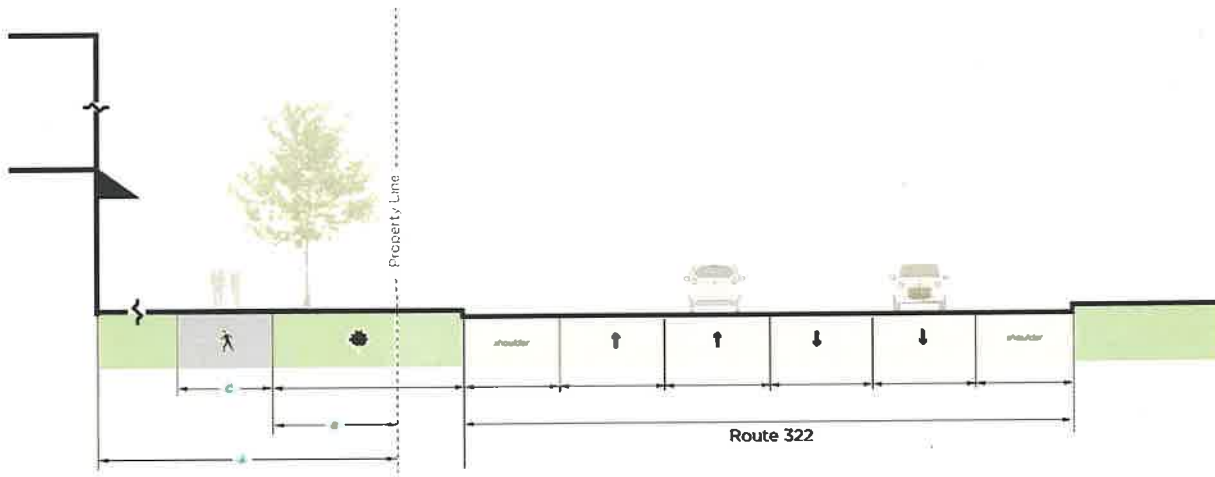


- b. The center landscape island shall consist of a mixture of ornamental trees as well as planting beds of shrubs and ornamental grasses as well as perennials and annuals.
  - i. The minimum number of ornamental trees shall be equivalent to one tree every 40 feet linear feet of center island.
  - ii. The minimum number of planting beds shall be equivalent to one 15ft by 20ft bed every 100 feet. Areas that are not considered planting beds may be lawn area.
  - iii. Ornamental deciduous trees shall be a minimum of 8 feet high at time of planting.
  - iv. Shrubs shall be a minimum of 3 feet high at time of planting.
- c. Street trees shall be provided on the westerly edge of Road A, planted at a minimum rate of one tree for every 50 linear feet of roadway.
- d. If space necessitates, these elements may be within the required buffer area.
- e. A minimum 8 foot wide sidewalk or multi-purpose path shall be provided on the westerly edge of Road A. A 6 foot sidewalk may be substituted, subject to approval at site plan review.
  - i. The path shall be a minimum of 10 feet off of the curb line.
  - ii. If space necessitates, these elements may be within the required buffer area.
- f. Planting areas shall be provided with maintenance guarantees on all plants for a period of four years.

## 6.2 Route 322 Primary Road

The buffers and setbacks corresponding to the Route 322 Primary Road shall substantially conform standards set forth below and in Figure 15: Route 322 Primary Road.

Figure 15. Route 322 Primary Road



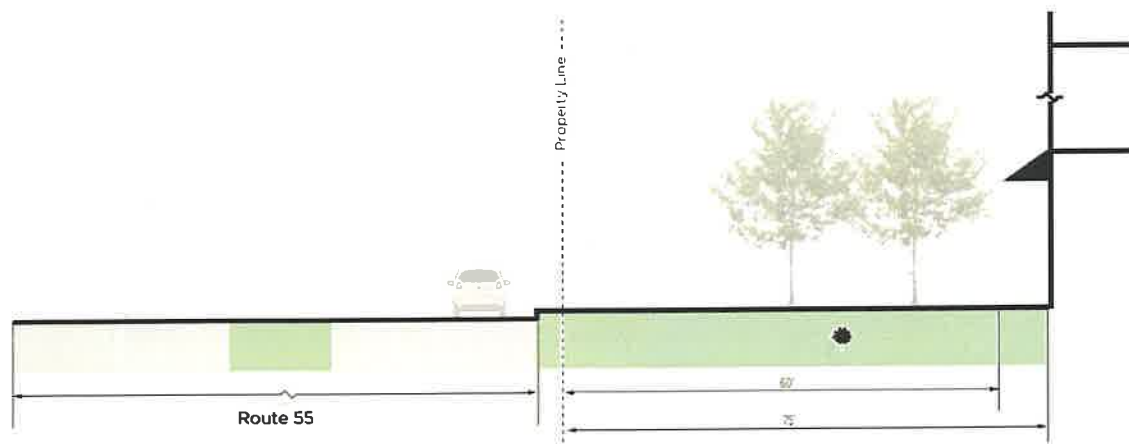
1. Setbacks
  - a. Minimum building setback from property line (A): 75 feet
  - b. Minimum pedestrian path setback from right-of-way (B): 10 feet
  - c. Minimum width of multipurpose pedestrian path (C): 10 feet
  - d. Minimum width of buffer, to include landscaped berm and multipurpose path: 50 feet

### 6.3 Route 55 Primary Road

The buffers and setbacks corresponding to the Route 55 Primary Road shall substantially conform to standards set forth below and in Figure 16: Route 55 Primary Road

1. Setbacks
  - a. Minimum building setback from property line: 75 feet

Figure 16. Route 55 Primary Road





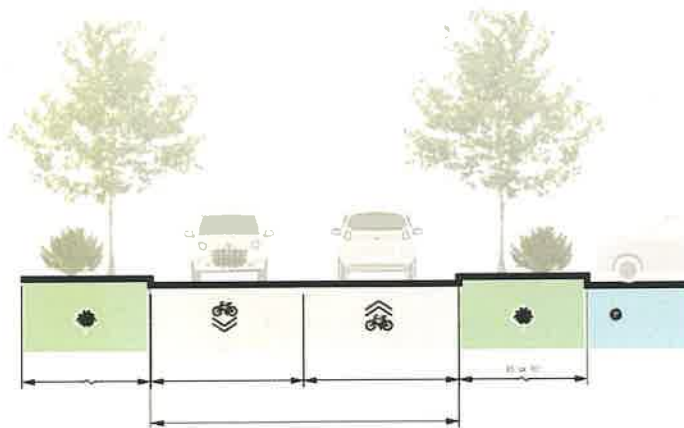
- b. Minimum width of buffer, to include landscaped berm: 60 feet
- c. Stormwater Basins are permitted within the buffer.

## 6.4 Road B

The buffers and setbacks corresponding to Road B, an interior primary collector road shall substantially conform to standards set forth below and in Figure 17: Road B. The primary purpose of Road B, the interior primary collector road shall be for major access to parking fields and rear service of buildings.

- 1. Setbacks
  - a. Minimum distance from curb line to parking fields greater than 15 spaces: 20 feet
  - b. Minimum distance from curb line to parking fields of 1-15 spaces, except for designated ambulance parking areas: 20 feet
- 2. Roadway Standards
  - a. Maximum width of cartway: 24 feet

Figure 17. Road B



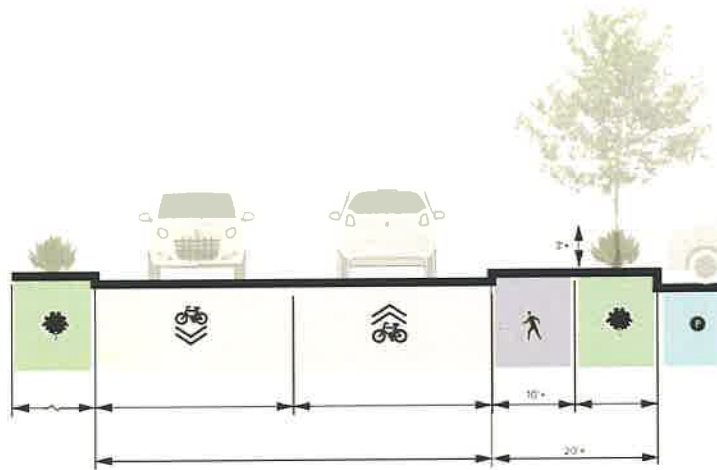
## 6.5 Road C

The buffers and setbacks corresponding to Road C, the Interior Secondary Road shall substantially conform to setback and design standards set forth below and in Figure 18: Road C. The primary purpose of Road C, the interior secondary road shall be for "front door" access to the hospital and ceremonial drop off points.

- 1. Setbacks

- a. Minimum distance from curb line to parking fields: 20 feet
- 2. Roadway Standards
  - a. Minimum width of cartway: 24 feet

Figure 18. Road C: Interior Secondary Roadway



## 7.0 Design Standards

The following general design standards are applicable in the Inspira Hospital Redevelopment Plan area. They are intended to ensure that development is of the highest quality and adheres to the vision articulated in the *Master Plan* and *Strategic Revitalization Plan*.

### 7.1 Hospital Architectural Design Standards

All architecture and materials are subject to approval by the Redevelopment Entity. The following shall be required of the hospital building:

#### 7.1.a. Building Design Standards

1. Facades and Exterior Walls
  - a. Building styles shall not utilize long uninterrupted, blank walls. Building offsets, including projections, recesses, and changes in floor elevation shall be used to add variety.
    - i. There shall be no flat facades. All windows and material changes shall have a minimum 3" offset measured from the outside face of the material to face of glass.
  - b. Solar screens, awnings, balconies, bay windows and upper floor terraces are permitted. Awnings and upper floor balconies and bay windows must provide a minimum clearance of 10 feet.
  - c. Expansion joints shall be integrated into the building architecture as a design element or located at natural massing changes.
  - d. The building has multiple public facades. All facades shall be treated equal in terms of materials and design.
  - e. All buildings shall have pedestrian access on both the street frontage side of the building (Front) and the off street parking lot side of the building (Rear).
2. All HVAC and telecommunication systems must be screened or minimized from public view and from adjacent properties. Screens must be designed to blend with the architecture of the building.
3. Permitted parking as prescribed in *Section 5.4*.
4. Buffer requirements are prescribed in *Section 5.5*.
5. All utility and related appurtenances shall be located underground or be in the main building or structure.



### 7.1.b. Building Roof

1. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, HVAC equipment, elevator mechanical rooms or shafts, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screens shall reflect and complement the architecture of the building.
2. Telecommunication equipment is permitted provided they are (1) located on the roofs of buildings, (2) not to exceed in height 20 feet above a prescribed building height (3) only serve the hospital and (3) incorporated into the architecture and screened from public view. Antenna panels for personal communication services may be attached to the parapet of the building provided they are indistinguishable from the building material and do not extend above the top of the parapet. Cell-phone equipment is subject to Redevelopment Entity Approval.
3. All rooftop/building architectural elements including, but not limited to, penthouses, elevator over-rides, mechanical rooms, screen walls, parapets, equipment towers, shall designed and finished as four sided structures.

### 7.1.c. Fenestration & Doors

1. Windows, doors, and other glass elements shall make up at least fifty percent (50%) of the building's first two stories on the primary entry elevation. The first two stories of all other elevations shall have an aggregated average of at least 10%, but in no case shall any elevation have less than 5%, of windows, doors, and other glass elements. Floors three through five shall have a minimum average among all elevations of 20% windows, doors, and other glass elements.
  - a. No elevation shall have less than 5% windows, doors, or display windows.
  - b. Windows shall be architecturally attuned with the style, materials, color and details of the building.
  - c. All required enclosed rooftop/building architectural elements including, but not limited to, penthouses, elevator over-rides, mechanical rooms, screen walls, parapets, equipment towers, spires, antennae, cupolas and rooftop helipads are excluded from the above requirements and shall not be included in elevation area calculations.
2. All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, column porticos, porches, or overhangs. Any such features shall be compatible to the style and color of the building as a whole.
3. Spandrel glass is permitted but may not exceed 10% of the total of all building elevations.

#### 7.1.d. Building Colors & Materials

1. Consistency of materials is encouraged to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. Design features on buildings and the color of signage shall be consistent and compatible.
2. Exterior building facades may be composed of two dominant materials and not more than two additional materials.
3. Permitted building facade materials:
  - a. Brick, Stone, Manufactured Stone Veneer
  - b. Glass
    - i. Clear glass is to be used at habitable areas;
    - ii. Semi-transparent glass (i.e. frosted, fritted, and/or textured) at habitable areas requiring visual privacy and/or solar protection; and
    - iii. Opaque glass (i.e. spandrel and/or back-painted) at non-habitable, interstitial, mechanical, and/or service areas that required screening from view
  - c. Spandrel Glass
  - d. CMU, where ground face and split face textures are applied to an 8"x24" block in the color to be approved by Redevelopment Entity.
    - i. CMU shall only be allowed on rear facades and only on the first floor of the hospital building
  - e. Engineered envelope steel panel system with wood appearance to be approved by the Redevelopment Entity.
  - f. Pre-fabricated exterior wall cladding panel system with type and finish to be approved by the Redevelopment Entity.
    - i. Pre-fabricated exterior wall cladding panel system shall not be allowed within 16 feet of the finished grade at the building perimeter.
    - ii. Pre-Fab engineered wall cladding system shall be allowed above this elevation as approved by the Joint Land Use Board.
    - iii. Pre-Fab engineered wall cladding cannot comprise more than 40% of the total of all building elevations.
  - g. Steel panel systems shall only be allowed on penthouse.
4. Prohibited exterior building materials:
  - a. Aluminum or vinyl siding
  - b. Textured plywood siding
  - c. Highly reflective or mirrored glass

- d. CMU (Concrete Masonry Unit or Concrete Block), except as stipulated above.
  - e. Exterior Finish and Insulation Systems (EFIS), except as stipulated above.
  - f. Steel panel systems, except as stipulated above.
  - g. Finished woods
  - h. Composite-based materials
  - i. Exterior grade MDF (medium density fiberboard)
5. Permitted roofing materials:
- a. Standing seam metal roof, including prefabricated standing seam
  - b. Copper
  - c. Natural or artificial slate
  - d. Rubber sheet roofing
  - e. Asphalt or fiberglass "architectural" shingles
  - f. EPDM or other layered roof system

#### 7.1.e. Building Foundation Landscaping Plan

- 1. A building foundation landscaping plan is to be provided within the General Landscaping Plan requirements and reviewed and approved by the Redevelopment Entity.

## 7.2 Medical Office Building Architectural Design Standards

All architecture and materials are subject to approval by the Redevelopment Entity. Medical Office buildings attached to the Hospital building shall follow the design standards stipulated in Section 7.1 Hospital Architectural Design Standards. All other Medical Office Buildings shall adhere to Section 7.2 Medical Office Building Architectural Design Standards. The following shall be required of the medical office buildings:

#### 7.2.a. Building Design Standards

- 1. Facades and Exterior Walls
  - a. Building styles shall not utilize long uninterrupted, blank walls. Building offsets, including projections, recesses, and changes in floor elevation shall be used to add variety.
    - i. There shall be no flat facades. All material changes and upper floor windows shall be recessed a minimum of 4 inches when measured from the outside face of the glass to the outermost face of the building facade field material in which it occurs.

- ii. Long, flat building facades are discouraged. Vertical elements such as columns, pilasters, building offsets, material change, and bay windows are required at a minimum of every 50 linear feet for all facades.
  - b. There shall be no corporate-branded buildings allowed. All building architecture shall be in the style of medical campus on the whole.
  - c. Expansion joints shall be concealed by pilasters or located at other natural massing changes, coordinated with the building rhythm.
  - d. Building fronts shall be oriented to the primary street upon which the structure is sited.
2. All buildings shall have pedestrian access on both the street frontage side of the building (Front) and the off street parking lot side of the building (Rear).
  3. Awnings, balconies, bay windows and upper floor terraces are permitted. Awnings, upper floor balconies and bay windows may encroach into setbacks up to 3 feet. Awnings and upper floor balconies and bay windows must provide a minimum clearance of 10 feet.
  4. All HVAC and telecommunication systems must be screened or minimized from public view and from adjacent properties. Screens must be designed to blend with the architecture of the principal building.
  5. Permitted parking as prescribed in *Section 5.4*.
  6. Buffer requirements are prescribed in *Section 5.5*.
  7. All utility and related appurtenances shall be located underground or be in the main building or structure.
  8. A development plan may make provision for outdoor spaces to promote visually pleasing, safe, and healing/calming environments for workers, patients, and visitors.

#### 7.2.b. Building Roof

1. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, HVAC equipment, elevator mechanical rooms or shafts, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.
2. Telecommunication equipment is permitted provided they are (1) located on the roofs of buildings, (2) not to exceed in height 10 feet above a prescribed building height and (3) incorporated into the architecture and screened from public view. Antenna panels for personal communication services may be attached to the parapet of the building provided they are indistinguishable from the building material and do not extend above the top of the parapet.

3. All rooftop/building architectural elements including, but not limited to, penthouses, elevator over-rides, mechanical rooms, screen walls, parapets, equipment towers, shall be four sided.

#### 7.2.c. Fenestration & Doors

1. Windows, doors, or display windows shall make up at least forty percent (40%) of building elevations that face streets and an average of 20% of all other elevations combined.
  - a. No elevation shall have less than 10% windows, doors, or display windows.
  - b. Windows shall be architecturally attuned with the style, materials, color and details of the building.
  - c. All required enclosed rooftop/building architectural elements including, but not limited to, penthouses, elevator over-rides, mechanical rooms, screen walls, parapets, equipment towers, spires, antennae, cupolas and rooftop helipads are excluded from the above requirements and shall not be included in elevation area calculations.
2. All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, column porticos, porches, or overhangs. Any such features shall be compatible to the style and color of the building as a whole.
3. Free-standing multi-story buildings shall have clearly defined customer, visitor, or tenant entrance(s).
4. Awnings and overhangs are encouraged and may project over sidewalk, with minimum 8 feet clearance.

#### 7.2.d. Building Colors & Materials

1. Consistency of materials is encouraged to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. Design features on buildings and the color of signage shall be consistent and compatible.
2. The building colors and materials design standards shall, to the maximum extent possible, be adhered to in future site plan submissions.
3. Exterior building facades may be composed of two dominant materials and not more than one additional material.
4. Permitted building facade materials:
  - a. Brick, Stone, Manufactured Stone Veneer
  - b. Glass
    - i. Clear glass is to be used at habitable areas;
    - ii. Semi-transparent glass (i.e. frosted, fritted, and/or textured) at habitable areas requiring visual privacy and/or solar protection; and



- iii. Opaque glass (i.e. spandrel and/or back-painted) at non-habitable, interstitial, mechanical, and/or service areas that required screening from view
  - c. Spandrel Glass
  - d. Engineered envelope steel panel system with wood appearance to be approved by the Redevelopment Entity.
  - e. Pre-fabricated exterior wall cladding panel system with type and finish to be approved by the Redevelopment Entity.
    - i. Pre-fabricated exterior wall cladding panel system shall not be allowed within 16 feet of the finished grade at the building perimeter.
    - ii. Pre-Fab engineered wall cladding system shall be allowed above this elevation as approved by the Joint Land Use Board.
    - iii. Pre-Fab engineered wall cladding cannot comprise more than 40% of the total of all building elevations.
  - f. Steel panel systems shall only be allowed on penthouse.
- 5. Prohibited exterior building materials:
  - a. Aluminum or vinyl siding
  - b. Textured plywood siding
  - c. Highly reflective or mirrored glass
  - d. CMU (Concrete Masonry Unit or Concrete Block), except as stipulated above.
  - e. Exterior Finish and Insulation Systems (EFIS), except as stipulated above.
  - f. Steel panel systems, except as stipulated above.
  - g. Finished woods
  - h. Composite-based materials
  - i. Exterior grade MDF (medium density fiberboard)
- 6. Permitted roofing materials:
  - a. Standing seam metal roof, including prefabricated standing seam
  - b. Copper
  - c. Natural or artificial slate
  - d. Rubber sheet roofing
  - e. Asphalt or fiberglass "architectural" shingles
  - f. EPDM or other layered roof system

#### 7.2.e. Building Foundation Landscaping Plan

1. A building foundation landscaping plan is to be provided within the General Landscaping Plan requirements and reviewed and approved by the Redevelopment Entity.

### 7.3 Maintenance Buildings and Utility Structures

1. Any and all maintenance and utility buildings shall maintain consistency of materials with the Hospital Building colors and materials to create uniformity.
2. Maintenance and utility buildings are subject to review and approved by the Redevelopment Entity.

Figure 19. Maintenance and Utility Building Example Imagery



## 7.4 Fences, Walls and Hedges

1. Fences and walls are to be used for decorative purposes as well as for screening and buffering purposes. All fences and walls shall be designed as integrated parts of the overall campus architecture and site elements.
2. Concrete masonry unit/cinder block wall systems are prohibited. Permitted wall and wall veneer materials are limited to; brick, manufactured stone veneer and natural stone. Other materials are acceptable, as approved by the Redevelopment Entity.
3. Permitted fence types are limited to; wrought iron, split rail and extruded aluminum. Other materials are acceptable, as approved by the Redevelopment Entity.
4. Chain Link fences are prohibited.
5. Fences, walls and hedges used for buffer or screening purposes may be erected to a height deemed appropriate to the Redevelopment Entity. All other fences, wall and hedges shall be limited to a maximum of 6 feet in height.

Figure 20. Wall and Fencing Example



Note: Fence example only. CMU not permitted.



Note: Wall material example.

## 7.5 General Landscaping

1. Landscape plans shall be signed and sealed by New Jersey certified Landscape Architects and shall be subject to Redevelopment Entity review and approval.
2. Landscape shall be required in those areas that are designated as required landscaped setback areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, 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. These

elements shall include:

- a. Setback and buffer areas.
  - b. Parking lots and areas around buildings.
3. Landscape is permitted to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, water features, trellises, pergolas, gazebos, fences, walls, street furniture and public art.
  4. Landscaping schemes are permitted to include seasonal flowers in planters, planting beds and hanging baskets.
  5. High-maintenance lawn areas that do not support active or passive recreation shall be limited in order to reduce the need for irrigation and mowing. Drought tolerant, noninvasive, native groundcovers and grasses shall be used as a substitute for lawn areas.
  6. Plant suitability, maintenance and compatibility with site and construction features are critical factors which shall be considered when preparing a landscape plan.
  7. Plantings shall be drought tolerant, noninvasive and native species.
  8. Only nursery grown plant materials shall be acceptable and all trees, shrubs and groundcovers shall be planted according to accepted horticultural standards.
  9. Trees and shrubs shall be planted according to the following minimum caliper, height and spread requirements, or as approved by the Redevelopment Entity within the Landscape Plans:
    - a. Street trees: 2.5-inch caliper - balled and burlapped
    - b. Ornamental deciduous trees: 8-foot height - balled and burlapped
    - c. Evergreen trees: 6-foot height - balled and burlapped
    - d. Shrubs: 3 gallon containers
  10. Within two (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 two (2) years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner or their agents.
  11. All landscaping shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering and weeding as necessary.
  12. Landscaping shall be installed upon the substantial completion of the building, weather and season permitting.

## 7.6 Circulation and Parking

### 7.6.a. Vehicular Circulation

1. Belgian block curbs shall be constructed on both sides of all streets within the Area in Need of Redevelopment except where adjacent to sidewalks, subject to Joint Land Use Board Engineer review.
2. Consideration shall be given to accepted traffic calming techniques and textured crosswalks to minimize speeding and enhance pedestrian safety within the Medical Campus.
3. All vehicular control fixtures including but not limited to traffic signal posts, arms and housing, stop sign posts, street sign posts, and guide rails shall be black

### 7.6.b. Pedestrian Circulation

1. Adequate pedestrian circulation shall be provided to connect all permitted uses, parking areas open spaces, transit stops to locations both internal and external to the Medical Campus through the use of sidewalks, multipurpose paths and cross walks.
2. A Comprehensive Pedestrian Circulation Plan for the first phase of development shall be provided for approval at the first Preliminary Site Plan Approval. An important aspect of the plan is to demonstrate interconnectivity and aesthetic consistency throughout the entire campus. The plan shall present the contemplated approach for the entire Medical Campus and address; location and design of multipurpose paths, location and design of sidewalks, location and design of crosswalks and traffic calming elements, location and design of bicycle accommodations, integration of lighting, signage and street furniture.
3. Multipurpose paths along Route 322 shall consist of bituminous paving and allow for 2-way travel. A metal edge treatment of the path shall be provided. The path shall be setback a minimum of 10 ft from the Route 322 Right of way. The path may be within the required buffer area.
4. Except as otherwise stipulated in this plan, sidewalks/multi-purpose paths shall be a minimum of 8 ft wide.
5. Pedestrian crosswalks shall be clearly marked.

### 7.6.c. Parking Lot Design and Landscaping

1. Unless modified here-in, parking and loading shall adhere to requirements set-forth in Article XII of the Harrison Township Land use Ordinance.
2. Parking stall size – 9 feet by 18 feet
3. A screen planting (hedge), not less than 3 feet in height shall be provided between all off street parking areas and any internal or external roadway.



4. All parking areas shall provide appropriate sidewalks and crosswalks for the safe, efficient and logical movement of pedestrians through the parking lot.
5. Parking lots shall be constructed using Belgian block curbing except where adjacent to sidewalks, subject to Joint Land Use Board Engineer review.
6. Planting islands interior to the parking lot shall conform to the following minimum standards:
  - a. One (1) planting island, a minimum of nine feet wide by 18 feet long, spaced not more than 110 feet apart or ever 12 parking stalls, in single or double bays.
  - b. Islands shall be placed opposite each other in adjacent rows of parking.
  - 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 9' x 18' planting island as defined above, shall contain one (1) shade tree. Additionally, the island shall be planted with shrubs or ornamental grasses at a spacing of 3.5 feet on-center.

Figure 21. Parking Lot Landscaping Example Images



## 7. Parking Ratios:

- a. Hospital – minimum 3.5 spaces per bed
- b. Medical Office Building – minimum 1.0 space per 300 square feet of gross floor area.
- c. All other permitted uses – minimum 1.0 spaces per 250 gross square feet of floor area.

## 7.7 Street Trees

1. Street trees shall be provided at a rate equivalent to one tree per 60 feet of linear curbing along either an external or internal street. Center island curbing is not part of the calculation. Roadways within 500 feet of a helipad or heliport are exempt from this requirement.
2. Once the number of street trees is determined by calculation, they may be arranged as appropriate to the overall design of the Medical Campus. Examples may include: arranging trees in clumps; arranging trees on alternate sides of roadways; arranging trees in regimented alleys.
3. Street trees shall be 2.5 inches in caliper at time of planting.

## 7.8 Signage

1. A Comprehensive Signage Plan, presenting specific sign typology and design to be used throughout the Medical Campus shall be provided prior to the opening of the Hospital for review and approval by the Redevelopment Entity. It is the intent of this requirement that a consistent theme shall be provided throughout the Campus. Examples of types of

Figure 22. Signage Example Imagery



signs include; wayfinding signs, monument signs for the Campus, monument signs for the hospital and MOB's, façade signage per building type, directory signs, street signs and traffic control signs. Signage plan should include: permitted number of each sign type, dimensions, materials, colors, fonts and graphics and method of signage lighting.

2. Once approved, the Comprehensive Sign plan shall supersede the requirement of the Harrison Township Land Use Ordinance.

## **7.9 Lighting**

1. A Comprehensive Lighting Plan presenting specific lighting fixtures to be used throughout the Medical Campus shall be provided with the first Preliminary Site Plan application for review and approval by the Redevelopment Entity. It is the intent of this requirement that a consistent theme shall be provided throughout the Campus. Plans should address parking areas, streets, walkways and building lighting.
2. All street lighting fixture heads and posts shall be black in color. Other finishes may be allowed, subject to Redevelopment Entity approval.
3. All parking area lighting fixture heads and posts shall be black.
4. All streets and parking areas shall meet Township standards for minimum illumination.

## **7.10 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 and landscaped to reduce visibility from any neighboring property or adjacent street. Evergreen trees and shrubs shall be planted to successfully obscure the view of the facilities throughout the year.
  - a. All loading, refuse collection, service and utility areas shall be setback a minimum of 50 feet from the curb line of feeder roads unless fully screened by a combination of architectural walls, fencing and landscaping.
  - b. Architectural walls, if provided, must be a minimum of 8 feet tall.
2. The required method of screening for dumpsters and trash compactors shall consist of brick or masonry walls and metal and wood gates compatible in color and texture with building walls that extend 1 foot above the highest point of the dumpster or trash compactor. A buffered landscape strip shall be required where necessary. 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.
3. 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.

4. Dumpsters and loading areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 100 feet to a property line.
5. Transformers located on the ground shall be screened to the satisfaction of the Redevelopment Entity. Screens shall not interfere with use and/or maintenance requirements of the transformers. Transformers will be located a minimum of 175 feet from any existing property lines.
6. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts the lot line of any adjoining 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.
7. An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.
8. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
9. Buildings shall provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.
10. Shrub, evergreen trees and walls that match the façade shall be used to screen utilities.
11. Installation of on- and off-site infrastructure improvements necessary to service the site program shall be the sole responsibility of the Redeveloper.
12. All new utilities intended to serve the Redevelopment Area shall be installed and maintained underground.

## **7.11 Site Furniture**

1. Site furniture and lighting shall be designed and implemented to the satisfaction of the Redevelopment Entity.
2. All elements of site furniture, including--but not limited to-- parking lot, street and pedestrian lighting, trash receptacles, benches, bollards, armatures for traffic lights, etc., shall be black.
3. A site furniture amenities package shall be submitted for review and approved by the Joint Land Use Board Planner prior to issuance of certificate of occupancy.



## 7.12 Stormwater Management

1. A Comprehensive Stormwater Management Plan and specific stormwater management designs shall be provided at preliminary site plan approval and is subject to approval by the Redevelopment Entity.
2. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:
  - a. Preservation of natural areas.
  - b. The use of native ground covers.
  - c. The use of vegetative filters and buffers.
  - d. Minimizing parking and driveway areas.
  - e. Minimizing impervious surfaces.
  - f. Providing disconnects between impervious areas.
  - g. The use of vegetated roofs.
  - h. The use of porous paving materials.
  - i. The use of vegetated conveyance systems (swales and channels). Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout a site and provide ways to more closely mimic the site's pre-developed hydrology. Included in this category are items such as drywells, infiltration systems, bio-retention basins and both surface and sub-surface detention basins.
3. The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features, fencing, and landscaping which creates an attractive visual appearance. Due to the locations of the basins in full public view, basins are required to be aesthetically designed and landscaped to the Redevelopment Entity's satisfaction. If fencing is deemed necessary by the Redevelopment Entity it will be durable black metal picket or 3-rail wooden fences with wire mesh to surround a basin to accentuate visually prominent basin locations and to promote safety.
  - a. Retention Basins shall include an aeration system.
4. All stormwater management systems for the site will be maintained by the owner of the Redevelopment Area.



5. Except as modified in Section 5.5 Buffers - Tract Perimeter and Section 5.6 Buffers - Internal to the Medical Campus, basins shall not be permitted within required buffers.

## **7.13 Maintenance**

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, and lighting must be maintained in good condition and repair by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:

1. Prompt removal of all litter, trash, refuse, and wastes.
2. Lawn mowing.
3. Tree and shrub pruning.
4. Landscape watering.
5. Keeping exterior lighting and mechanical facilities in working order.
6. Keeping lawn and garden areas alive, free of weeds, and attractive.
7. Keeping parking areas, driveways, and roads in good repair.
8. Complying with all government health and police requirements.
9. Striping of parking areas and repainting of improvements.
10. Repair of exterior damages to improvements.

## 8.0 Implementation

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. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the Township's Land Use Code and be submitted by the redeveloper to the Redevelopment Entity so that compliance with the Redevelopment Plan can be determined. Review by the Redevelopment Entity including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable Township ordinances.

### 8.1 PILOT

1. The redeveloper shall enter into a PILOT agreement with the Redevelopment Entity upon successful negotiation of said PILOT.

### 8.2 Redevelopment Agreement

The Inspira Hospital Redevelopment Plan is not valid until the approval and execution of a redevelopment agreement between the Redevelopment Entity and the Redeveloper.

### 8.3 Redevelopment Entity

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

### 8.4 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 Township 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:

- a. To allow a use not specifically permitted within the redevelopment district;
- b. Exceeding the maximum density allowed for any permitted use;
- c. Exceeding the maximum building or structure height as measured in feet and/or stories;
- d. To allow a deviation from any contractual obligations of the redeveloper to the Township; or
- e. 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.

## **8.5 Acquisition**

The Redevelopment Area has been designated as a Condemnation Redevelopment Area, which means eminent domain is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. for this Redevelopment Area. No property is anticipated to be acquired by eminent domain pursuant to this plan.

## **8.6 Relocation**

As this Redevelopment Area is currently unoccupied, there will be no displacement of either residents or businesses that requires a Workable Relocation Assistance Plan.

## **8.7 Affordable Housing Inventory**

As of the date of the adoption of the resolution finding the area to be in need of redevelopment, there were no housing units in the Redevelopment Area that are affordable to low and moderate income households. The Redevelopment Area is an old orchard, comprised mostly of vacant land and agricultural buildings. While there is a farmhouse in the Redevelopment area, it was not an affordable to low and moderate income household. As such, there is no need for the provision of affordable replacement housing.

## 9.0 Relationship to Other Plans

### 9.1 Relationship of Plan to Adjacent Municipal Plans and Master Plans

The Redevelopment Area abuts Mantua Township north of the 322/55 interchange. According to the Master Plan for the Township of Mantua (January 2006), the abutting property is zoned Flex Space Zone. Within the Flex Space Zone is the South Jersey Tech Park on Rowan University-owned land; The Inspira Hospital Redevelopment Area is consistent with the goals outlined within the South Jersey Tech Park Master Plan, which recommended a hospital use. The planned boulevard road that will act as the primary entrance to the Inspira Hospital site will also be located across from the entrance to the South Jersey Tech Park to create cohesion. Like the Inspira Hospital Redevelopment Area, all lands in Mantua immediately north of its shared border with the Inspira Hospital Redevelopment Area fall in Planning Area 2. The State Plan promotes growth in this Planning Area. This Redevelopment Plan and design requirements are consistent with the Mantua Township Master Plan.

The Inspira Hospital Redevelopment Area is located proximate to Glassboro and Pitman Boroughs. The Redevelopment Area will comprise a regional health destination that will serve all of the surrounding communities.

Glassboro's 2004 Master Plan anticipates new growth in the western area of the Borough near Route 55, which is nearby the Redevelopment Area. It also recommends changing the zoning for all properties acquired by Rowan University to "Public." The area adjacent to the Redevelopment Area is owned by Rowan University, and is therefore anticipated to be zoned Public. The medical use anticipated in this Redevelopment Plan for the Redevelopment Area is complementary to other public uses, such as university uses.

The Borough of Pitman, which lies less than a half mile northeast of the Inspira Redevelopment Area, completed their Master Plan in 2000, and added a demographic amendment and Housing Element in 2003. Most recently, the Borough reexamined their Master Plan in 2007. The 2000 Master Plan recognized the need to coordinate planning efforts with surrounding municipalities, especially in relation to the traffic and environmental impacts from development near Route 55. As of the 2007 Reexamination, traffic congestion on Route 553 (Woodbury-Glassboro Road) in Pitman remained unchanged from the impact of Route 55 traffic. Pitman has incorporated smart growth policies identified in the State Plan, and identified a growing need to revitalize their Downtown Broadway Business District.

The uses anticipated and conditions required within this Redevelopment Plan complement the Goals and Objectives of Pitman's Master Plan. The implementation of this Redevelopment Plan will not adversely affect the "blend of residential, commercial, institutional, and industrial uses" which comprise the Borough, and will likely serve to "maintain and improve the conditions for Pitman's commercial and industrial users and to promote beneficial economic growth, development, and renewal to improve the quality of life for Pitman residents." Finally, the Comprehensive Stormwater Management Plan required by Section 7.12 of this Redevelopment Plan will serve to

protect the water quality of Pitman's Alcyon Lake, furthering the Borough's objective to "preserve and improve the qualities of Alcyon Lake and its watershed."

## 9.2 Relationship to Harrison Township Master Plan

The Land Use Element of the Master Plan was adopted on February 10, 2000. The Redevelopment Area is located in the section of Harrison Township just north of Richwood Village near the Route 55 interchange at Route 322. According to the 2000 Land Use Element, the most significant development is likely to occur in the vicinity of the Route 55 interchange at Route 322. It also states that "the Route 55 corridor is an appropriate location for higher intensity residential, commercial, and industrial uses."

Originally, under the 2000 Land Use Element, the Redevelopment Area was recommended to be zoned "C-3: Shopping Center Commercial District" with the intent of providing a shopping center and commercial activity in that area. However, the 2000 Land Use Element has been reexamined and amended subsequently to reflect a different proposed zoning for the area. Subsequent to this recommendation, significant changes occurred in the vicinity of the Redevelopment Area. First, in 2006, Rowan University began undertaking plans to develop a 200-acre research park, known as the South Jersey Technology Park at Rowan University. This was to be located on the north side of Route 322, less than a half-mile from the Route 55 interchange with Route 322. Additionally, in 2015, Rowan University began construction of a 20 acre recreational facility on land located directly to the east of the Redevelopment Area. Finally, in the December 20, 2006 Master Plan Reexamination Report, Harrison Township recommended rezoning the Richwood section to allow for large-scale pro-active planning to create a new village center within Harrison Township.

In recognition of these significant changes, the Township's March 2013 Master Plan Reexamination Report recommended a change if zoning in the Redevelopment Area:

Recognizing the predominant public ownership pattern and reflecting that Harrison Township desires to develop its transportation corridors in an orderly manner counter to suburban sprawl, and further to promote the design of a key gateway into the community (i.e., existing C-55 permits: fabrication of products, manufacturing and processing, wholesale, and warehousing and distribution which is inconsistent with the Township vision), and finally recognizing that Harrison has planned to accommodate an adequate quantity and mix of small and large format retail in the planned community of Richwood Village, it is recommended that the zoning be changed to INS (Institutional).

Permitted uses in the INS zone would include hospital, medical and health centers. The Redevelopment Plan is consistent with this recommendation as it seeks to allow the construction of a modern hospital/medical office campus within the Redevelopment Area, and to allow complementary uses consistent with hospital/medical use. Thus, this Redevelopment Plan is consistent with the Master Plan.



### 9.3 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 Inspira Hospital 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.

Furthermore, the most recent undertaking to update the Gloucester County Master Plan, gc2040, released a community vision for Gloucester County document. The document references the strength of Harrison Township as "growing suburb, or communities that have significant number of developable upland acres remaining and are experiencing or are forecast to experience significant population growth." (p. 30) The Redevelopment Area is also within one mile of the proposed new Town Center located in Glassboro by the DVRPC Connections 2040 Long Range Plan. (p.33)

The Inspira Hospital Redevelopment Plan is consistent with County level efforts to focus development in appropriate areas of the County, particularly in such close proximity to Glassboro and within a growing suburb community.

### 9.4 Relationship to State Development and Redevelopment Plan

The Inspira Hospital Redevelopment Plan is 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 campus style configuration. The planned development will be constructed to meet the future development needs within the Area in Need of Redevelopment, as well as for potential future development at adjacent sites, minimizing environmental impact of later construction to add necessary utilities and stormwater management systems.

## 10.0 General Provisions

### 10.1 Zoning Map Amendment

The Zoning Map of Harrison Township should be amended to include this Redevelopment Area as identified, discussed, and outlined in this document.

### 10.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Council 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 Council 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.

### 10.3 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.

## 11.0 Definitions

*Day Care Health Services* – means a facility or a distinct part of a facility which is licensed by the New Jersey Department of Health to provide preventive, diagnostic, therapeutic and rehabilitative services under medical and nursing supervision to meet the needs of functionally impaired adult participants who are not related to the members of the governing authority by marriage, blood, or adoption. Adult day health services facilities provide services to participants for a period of time, which does not exceed 12 hours during any calendar day.

*Ambulatory Surgery* – means a surgical facility in which ambulatory surgical cases are performed and which is licensed as an ambulatory surgery facility, separate and apart from any other facility license. (The ambulatory surgery facility may be physically connected to another licensed facility, such as a hospital, but is corporately and administratively distinct.)

*Assisted Living Residence* - means a facility that is licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed, to four or more adult persons unrelated to the proprietor. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

*Comprehensive Rehabilitation Hospital* - means a facility licensed by the New Jersey Department of Health to provide comprehensive rehabilitation services to patients for the alleviation or amelioration of the disabling effects of illness. Comprehensive rehabilitation services are characterized by the coordinated delivery of multidisciplinary care intended to achieve the goal of maximizing the self-sufficiency of the patient. A rehabilitation hospital is a facility licensed to provide only comprehensive rehabilitation services or is a distinct unit providing only comprehensive rehabilitation services located in a licensed health care facility. (N.J.A.C. 8:43H-1.3)

*Continuing Care Retirement Community* - a residential facility or complex of buildings primarily for retired persons that includes senior independent living units in single family attached or multi-family dwellings, assisted living facility or comprehensive personal care home, and which may or may not include skilled nursing care, medical and social service offices or other health related services on the same lot or contiguous lots intended to provide continuing care to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one year, including mutually terminable contracts, and in consideration of the payment of an entrance fee with or without other periodic charges.

*General Acute Care Hospital (or Hospital)*- means an institution, whether operated for profit or not, whether maintained, supervised or controlled by an agency of the Government of the State or any county or municipality or not, which maintains and operates facilities for the diagnosis, treatment or care of two or more non-related individuals suffering from illness, injury or deformity and where emergency, out-patient, surgical, obstetrical, convalescent or other medical and nursing care is rendered for periods exceeding 24 hours. (N.J.A.C. 8:43G-1.2)

*Health and Fitness Facilities* - A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary and usual recreational activities, operated by profit or not-for-profit organizations, open to bona fide members or guests; also encompasses the term Fitness Center, Health Club and Exercise Center.

*Hospice Care Program* - means a program which is licensed by the New Jersey Department of Health to provide palliative services to terminally ill patients in the patient's home or place of residence, including medical, nursing, social work, volunteer and counseling services. (N.J.A.C. 8:42C-1.2)

*Internal Street* - A road connecting defined internal roads, or Road A, Road, B and Road C, which

acts as an arterial road, carrying traffic from parking lots to internal primary collector routes. Internal Streets Driveways, drive aisles, and service drives are not considered to be internal streets.

*Long Term Acute Care Hospital (LTACH)* – means a category of special hospital that provides acute care through a broad spectrum of clinical care services for acutely ill/medically complex patients requiring on average, a 25 day or greater length of stay. A long term acute care hospital may either be freestanding or a hospital within a hospital in accordance with the definitions identified at N.J.A.C. 8:43G-1.3(b)2.1 and ii.

*Elevation* - The collection of individual exterior building walls that predominately face one of the four cardinal directions.

*Medical and Health Care Related Uses* – The facility or institution whether public or private, engaged principally in providing services for health maintenance organizations, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, including, but not limited to, a general hospital, special hospital, mental hospital, public health center, diagnostic center, treatment center, rehabilitation center, extended care facility, skilled nursing home, nursing home, intermediate care facility, tuberculosis hospital, chronic disease hospital, maternity hospital, outpatient clinic, dispensary, home health care agency, residential health care facility and bio-analytical laboratory or center services facility serving one or more such institutions but excluding institutions that provide healing solely by prayer.

*Nursing Home* – means a facility that is licensed by the New Jersey Department of Health to provide health care under medical supervision and continuous nursing care for 24 or more consecutive hours to two or more patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.





## 12.1 Appendix A

**RESOLUTION NO. 35-2015**

**RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD  
RECOMMENDING TO THE GOVERNING BODY OF THE TOWNSHIP OF  
HARRISON THAT CERTAIN LOTS IN BLOCKS 1, 2.01, 2.02, 4 AND 24.02  
ON THE HARRISON TOWNSHIP TAX MAP BE DESIGNATED  
AS AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1, *et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

**WHEREAS**, by way of Resolution No. 059-2014, adopted January 22, 2014, the Governing Body of the Township of Harrison authorized and directed the Harrison Township Joint Land Use Board ("Board") to conduct a preliminary investigation to determine whether the area consisting of land designated as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, as shown on the Harrison Township Tax Map (the "study area"), meets the criteria set forth in the Redevelopment Law and should be designated as an area in need of redevelopment; and

**WHEREAS**, as required by Section 6 of the Redevelopment Law, Township Resolution No. 059-2014 specifies that a redevelopment area designation of the lands shall be as a Condemnation Redevelopment Area such that the Township may use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, *et seq.*; and

**WHEREAS**, the Board authorized and directed its planning consultant, Robert F. Melvin, AICP/PP, to conduct a preliminary investigation to determine whether the study area, or any part thereof, meets the requirements of the Redevelopment Law and should be designated as an area in need of redevelopment; and

**WHEREAS**, the Board received the report of the Board Planner, dated July, 2015, including a map showing the boundaries of the area being considered for redevelopment and the location of the individual parcels therein, along with the investigation study and findings of the Board Planner, a copy of which is attached hereto as Exhibit "A" and made a part hereof; and

**WHEREAS**, in accordance with the procedural requirements of the Redevelopment Law, the Board ordered that the map and investigation report be on file with the Board Secretary a minimum of ten days prior to the hearing and were made available for inspection by interested parties and the public; and

**WHEREAS**, a public hearing was held on August 6, 2015 after proper notice in full compliance with State statute, wherein the investigation report was presented and explained to

the Board and the public, and the Board and public had an opportunity to comment and be heard regarding the potential designation of the study area as an area in need of redevelopment; and

**WHEREAS**, during the hearing, the Board considered the testimony of the following witness(es):

- Ben Bryant, AICP/PP of Group Melvin Design, Board Planning Consultant, and
- Gregory Scardigli, 93 Zee Road, resident; and

**WHEREAS**, the Board considered the statement of Steven D. Weinstein, Esquire, General Counsel and Senior Vice President for Governmental Relations of Rowan University, dated August 6, 2015, endorsing the adoption of the Area in Need Study read into the record during the hearing; and

**WHEREAS**, the Board reviewed the investigation report, heard the oral presentation of its professionals, and considered the comments and presentation of the public, if any; and

**WHEREAS**, based upon the foregoing, the Board makes the following findings:

1. The study area consists of numerous parcels located to the east of Route 55 within the Township. It is a triangular shaped area essentially bounded to the north by the Township border with Mantua Township, to the east/southeast by the Township border with Glassboro Borough, and to the west/southwest by Route 55.
2. The study area is comprised of publicly and privately owned lands. More specifically:
  - a. Block 1, Lots 1, 2, 4, 5, 6, 8, 9, 9.01, and 11; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lot 2; and Block 24.02, Lot 1 are owned by Rowan University and affiliated State entities. These lands comprise a portion of Rowan University's "West Campus."
  - b. Block 1, Lot 13 and Block 4, Lots 4 and 9, are owned by the State of New Jersey – Department of Transportation.
  - c. Block 4, Lots 6, 8, 10, 11, 12, 13, 14, 15 and 16 are owned by the Township.
  - d. The remaining parcels are privately owned.
3. A vast majority of the study area is located in the Institutional zoning district, which is designed to provide regulations for public and quasi-public land uses and to insure the compatibility of those uses with the surrounding land uses. A small number of parcels are located in the Flexible Planned Industrial – Commercial District (C-55), which is designed to provide and encourage development of flexible planned industrial sites and planned commercial centers.
4. Based upon the investigation report and the testimony provided by the Board's Planning Consultant during the hearing, the Board finds and determines that all parcels within the

study area meet the criteria for designation as an area in need of redevelopment as set forth in the Redevelopment Law. Specifically, the Board finds that the properties located in Blocks 1, 2.01, 2.02 and Block 4, Lot 2 meet the criteria set forth in N.J.S.A. 40A:12A-5.d (criterion "D" of the Redevelopment Law); that Lots 4 through 16 in Block 4 meet the criteria set forth in N.J.S.A. 40A:12A-5.c (criterion "C"); and that those portions of the study area comprising approximately 20 acres located on Block 2.02, Lots 1, 1.01, 1.02, 2, 3, 4, 5 and 6 recently improved with an athletic complex for the University's practice fields meets the criteria set forth in N.J.S.A. 40A:12A-3 as the area is necessary for the effective redevelopment of the area of which it is a part.

**WHEREAS**, for the foregoing reasons, the Board finds that the study area, comprised of the lands designated as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1 on the Harrison Township Tax Map, meet the established threshold of eligibility under the statutory criteria of the Redevelopment Law, and is therefore suitable to be declared an area in need of redevelopment; and

**NOW, THEREFORE, BE IT RESOLVED** by the Harrison Township Joint Land Use Board, as follows:

1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. Having made the findings set forth above, it is hereby recommended to the Governing Body of the Township of Harrison that the lands identified as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.02; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, be considered and designated as an area in need of redevelopment and that the Governing Body take such actions as may be necessary, after public notice and hearing, to make said determination according to law.
3. The Board recognizes and acknowledges that the study area is comprised substantially of lands that are part of Rowan University's "West Campus" and that any redevelopment plan for the area will be undertaken to facilitate and assist the University in proceeding with development of its West Campus, and therefore, the Board recommends that Rowan University be simultaneously designated as the Redevelopment Entity for the Redevelopment Area.
4. The Board recognizes and acknowledges that, despite the Township's identification of the study area as a "Condemnation Redevelopment Area," the Township does not have the ability to condemn lands owned by the State.
5. The Board recommends that the Governing Body of the Township of Harrison authorize and direct the Harrison Township Joint Land Use Board and its

professionals and consultants to work with the University and prepare a redevelopment plan, for consideration by the Governing Body of the Township of Harrison, which will set forth the goals and objectives for this redevelopment and outline the actions to be taken to accomplish same.

6. A copy of this Resolution shall be forwarded to the Township Administrator and Municipal Clerk for distribution to the Harrison Township Committee.

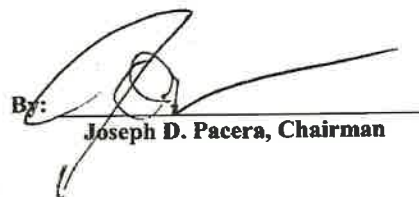
ATTEST:

**HARRISON TOWNSHIP JOINT  
LAND USE BOARD**

By:

  
Cyndi Quast, Secretary

By:

  
Joseph D. Pacera, Chairman

The foregoing Resolution was adopted at a regular meeting of the Harrison Township Joint Land Use Board on September 3, 2015.

  
Cyndi Quast, Secretary

## 12.2 Appendix B

**RESOLUTION NO. 201-2015**

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON DIRECTING THE HARRISON TOWNSHIP JOINT LAND USE BOARD TO PREPARE AND REVIEW A REDEVELOPMENT PLAN, AND TO FURTHER TRANSMIT THE BOARD'S RECOMMENDATIONS RELATING TO THE REDEVELOPMENT PLAN FOR BLOCK 1, LOTS 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 AND 13; BLOCK 2.01, LOTS 1 AND 1.01; BLOCK 2.02, LOTS 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 AND 10; BLOCK 4, LOTS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16; AND BLOCK 24.02, LOT 1**

**WHEREAS**, the Governing Body has determined that the following Blocks and Lots within the municipality satisfy one, or more, of the criteria set forth in N.J.S.A. 40A:12A-5: Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1; and

**WHEREAS**, the Governing Body has further determined that a program of redevelopment as defined in N.J.S.A. 40A:12A-3 may be necessary to prevent further deterioration and promote overall development of the above described areas within the municipality; and

**WHEREAS**, on January 22, 2014, the Governing Body adopted Resolution No. 59-2014 authorizing the Joint Land Use Board to conduct a preliminary investigation to determine whether the aforementioned properties are areas in need of redevelopment as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6; and

**WHEREAS**, on August 6, 2015, pursuant to N.J.S.A. 40A:12A-6, the Harrison Township Joint Land Use Board conducted a public hearing; considered the Preliminary Redevelopment Investigation Report prepared by the Joint Land Use Board's Planner, Robert F. Melvin, AICP/PP, dated July, 2015 entitled "Preliminary Investigation (Redevelopment)" of Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1, attached hereto; and reviewed and considered the proposed Resolution designating an area, or areas, of the municipality in need of redevelopment as well as considered the evidence presented to the Joint Land Use Board regarding satisfaction of the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, on August 6, 2015, the Joint Land Use Board concurred with the Governing Body's determination and recommended that the delineated area be designated as an Area in Need of Redevelopment (Condemnation Redevelopment) since the following Block/Lots satisfy one or more of the criteria set forth in N.J.S.A. 40A:12A-5: Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1; and

**WHEREAS**, on August 17, 2015, via Resolution No. 184-2015, the Harrison Township Committee designated the following Blocks/Lots as an area in need of redevelopment (Condemnation Redevelopment): Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13; Block 2.01, Lots 1 and 1.01; Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10; Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16; and Block 24.02, Lot 1; and

**WHEREAS**, in accordance with, and consistent with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law, the Township Committee hereby directs the Harrison Township Joint Land Use Board to prepare and review a Redevelopment Plan for the delineated area, and transmit its recommendations to the Township Committee relating to said Redevelopment Plan.



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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Harrison Township Joint Land Use Board is hereby directed to prepare and review a Redevelopment Plan, and transmit its findings and recommendations to the Township Committee pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.
3. A copy of this Resolution shall be available for public inspection at the office of the Municipal Clerk of the Township of Harrison.
4. This Resolution shall take effect immediately.

**ADOPTED** at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on October 19, 2015.

TOWNSHIP OF HARRISON

BY: 

LOUIS F. MANZO, MAYOR

ATTEST:

  
DIANE L. MALLOY  
Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
Clowney				
Diggonis	✓			
Helm	✓			
Shearer				✓

#### CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on October 19, 2015 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

  
DIANE L. MALLOY  
Clerk

**ORDINANCE NO. 14 -2018**

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AMENDED REDEVELOPMENT PLAN(S) FOR BLOCK 34.03, LOT 43, BLOCK 41, LOT(S) 1, 1.01, 2, AND 2.01, BLOCK 29.06, LOT 10, BLOCK 2.01, LOT 1, BLOCK 65, LOT 13, AND BLOCK 57.19, LOT(S) 40 AND 40.08 PURSUANT TO N.J.S.A. 40A:12A-7**

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

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

**WHEREAS**, the Mayor and Committee of the Township of Harrison (the "Township"), in the County of Gloucester, State of New Jersey, via Resolution No. 97-2014 accepted and adopted on April 7, 2014, designated an area within the Township known as Block 34.03, Lot 43 (the "Medical Office Redevelopment Area") as a Non-Condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, by Ordinance No. 26-2014 adopted October 6, 2014, the Township adopted a redevelopment plan for the Medical Office Redevelopment Area and by Ordinance No. 32-2014 adopted an amendment thereto on November 17, 2014 (said redevelopment plans are collectively referred to as the "Medical Office Redevelopment Plan"); and

**WHEREAS**, the Township determined that further amendment to the Medical Office Redevelopment Plan is necessary to effectuate the redevelopment of the Medical Office Redevelopment Area and has proposed an amended redevelopment plan entitled "Redevelopment Plan for Block 34.03, Lot 43 and the former Walters Road R.O.W." prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP, a copy of which is attached hereto as Attachment A (the "Amended Medical Office Redevelopment Plan"); and

**WHEREAS**, the Amended Medical Office Redevelopment Plan attached hereto meets the requirements of N.J.S.A. 40A:12A-1, et seq. and although the Amended Medical Office Redevelopment Plan is inconsistent with the Township Master Plan and the recommendations of the subsequent Reexamination Reports, adoption of the Amended Medical Office Redevelopment Plan is appropriate for the reasons set forth in the Amended Medical Office Redevelopment Plan; and

**WHEREAS**, the Township, via Resolution No. 117-2015 accepted and adopted on April 6, 2015, designated an area within the Township known as Block 41, Lot(s) 1, 1.01, 2, and 2.01 (the "Coffee Shop Redevelopment Area") as a Non-Condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, the Township, via Resolution No. 184-2015 accepted and adopted on August 17, 2015, designated an area within the Township known as Block 2.01, Lot 1 (the "Inspira Hospital Redevelopment Area") as a Condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, by Ordinance No. 06-2017 adopted April 17, 2017, the Township adopted a redevelopment plan (the "Inspira Hospital Redevelopment Plan") for the Inspira Hospital Redevelopment Area; and

**WHEREAS**, the Township determined that amendment to the Inspira Hospital Redevelopment Plan is necessary to effectuate the redevelopment of the Inspira Hospital Redevelopment Area and has proposed an amended redevelopment plan entitled "Inspira Hospital Redevelopment Plan" prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP, a copy of which is attached hereto as Attachment D (the "Amended Inspira Hospital Redevelopment Plan"); and

**WHEREAS**, the Amended Inspira Hospital Redevelopment Plan attached hereto meets the requirements of N.J.S.A. 40A:12A-1, et seq., and is consistent with and designed to effectuate the Harrison Township Master Plan, as well as the recommendations of the subsequently adopted Reexamination Reports; and

**WHEREAS**, the Township, via Resolution No. 134-2016 accepted and adopted on June 20, 2016, designated an area within the Township known as Block 65, Lot 13 (the "Naples Redevelopment Area") as a Non-Condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, by Ordinance No. 08-2017 adopted March 20, 2017, the Township adopted a redevelopment plan (the "Naples Redevelopment Plan") for the Naples Redevelopment Area; and

**WHEREAS**, the Township determined that amendment to the Naples Redevelopment Plan is necessary to effectuate the redevelopment of the Naples Redevelopment Area and has proposed an amended redevelopment plan entitled "Naples Pizza Redevelopment Plan – Mullica Hill" prepared by the Joint Land Use Board's Planner, Robert F. Melvin, PP, AICP, a copy of which is attached hereto as Attachment E (the "Amended Naples Redevelopment Plan"); and

**WHEREAS**, the Amended Naples Redevelopment Plan attached hereto meets the requirements of N.J.S.A. 40A:12A-1, et seq., and is consistent with and designed to effectuate the Harrison Township Master Plan, as well as the recommendations of the subsequently adopted Reexamination Reports; and

**WHEREAS**, the Township, via Resolution No. 106-2017 accepted and adopted on March 6, 2017, designated an area within the Township known as Block 57.19, Lot(s) 40 and 40.08 (the "Liquor Store Redevelopment Area") as a Non-Condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

as identified above, adoption of said Amended Redevelopment Plans is appropriate for the reasons set forth in the Amended Liquor Store Redevelopment Plan.

Section 4. Mayor and Council hereby adopt the Amended Redevelopment Plans attached hereto as Attachment A, Attachment B, Attachment C, Attachment D, Attachment E and Attachment F.

Section 5. The Governing Body of the Township of Harrison shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 6. The Redevelopment Plans attached hereto shall supersede any other local development regulation to the extent set forth therein and the Township of Harrison Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

Section 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 8. In the event any clause section or paragraph of the ordinance is deemed invalid or unenforceable for any reason, it is the intent of Township Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 9. This Ordinance shall take effect after final adoption and publication according to law.

Attest:

**TOWNSHIP OF HARRISON**

\_\_\_\_\_  
**DIANE L. MALLOY, CLERK**

\_\_\_\_\_  
**LOUIS F. MANZO, MAYOR**

**ORDINANCE NO. 35-2018**

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDED INSPIRA  
HOSPITAL REDEVELOPMENT PLAN FOR BLOCK 2.01, LOT 1 AND  
BLOCK 2.01, LOT 1 AND , LOTS 1, 4, 5, 6, 7, 8, 9 AND 10 PURSUANT TO N.J.S.A.  
40A:12A-7**

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

**WHEREAS**, by Ordinance No. 06-2017, adopted April 17, 2017, the Mayor and Committee adopted the Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 22.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10, entitled the "Inspira Hospital Redevelopment Plan", pursuant to the Redevelopment Law; and

**WHEREAS**, since the adoption of the Inspira Hospital Redevelopment Plan, the Township staff and professionals have been working with the property owner/redeveloper to facilitate the redevelopment of the site, and through those efforts, certain modifications to the Inspira Hospital Redevelopment Plan have been suggested and become warranted; and

**WHEREAS**, the Township Committee has determined that the following amendments and criteria to the existing Redevelopment Plan should be included to permit Ground Mounted Solar Arrays at the hospital site;

4.0.i Car Port and Ground Mounted Solar Arrays subject to the requirements herein

5.2.6. Carport Solar and Ground Mounted Solar Facilities which may be net metered but shall be intended primarily to serve the Hospital and other onsite facilities, subject to review and approval of the JLUB, provided:

5.2.6.i. Ground Mounted Solar Facilities shall be configured in a single Array located to the rear of the primary Hospital Building only in an area not to exceed a total area of 5 acres in size. Array not to exceed 8ft in height.

5.2.6.ii Ground Mounted Solar Facilities shall be surrounded by black vinyl coated chain link fence of a height of five (5) feet. Such Fence to be a maximum of 6 ft in height.

5.2.6.iii Ground Mounted Solar Facilities shall be substantially buffered from view by vegetation. View to be measured at 6 feet in height along perimeter of array field.

5.2.6.iv A maintenance plan shall be submitted for review by the JLUB Planner for the vegetative buffer around the Ground Mounted Solar Array and for the ground cover around the facilities.

5.2.6.v All Solar Panels and associated infrastructure shall be black.

7.4 Chain link fences are prohibited except for Ground Mounted Solar Facilities as set forth in Section 5.2.6

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

**WHEREAS**, the Mayor and Committee desire to approve and adopt the proposed amended Redevelopment Plan entitled "Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10" dated August 29, 2016, and direct that the Township's Zoning Map be amended and superseded to reflect the provisions of the amended Inspira Hospital Redevelopment Plan, if applicable.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Committee of the Township of Harrison as follows:

#### **Section 1.**

1. The amended Inspira Hospital Redevelopment Plan prepared by Robert F. Melvin, AICP/PP of Group Melvin Design for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10 titled "Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10" dated August 29, 2016 is hereby approved and adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

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

3. The Harrison Township zoning map is hereby amended, if applicable, pursuant to N.J.S.A. 40A:12A-7(c) to include the aforementioned amended criteria to be consistent with the owner/redevelopers inclusion of a Ground Mounted Solar Array.

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

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

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

#### **Section 2.**

##### **Repealer.**

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

#### **Section 3.**

##### **Severability.**

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

**Section 4.**

**When effective.**

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

**TOWNSHIP OF HARRISON**

BY: \_\_\_\_\_  
**LOUIS F. MANZO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**DIANE L. MALLOY, Clerk**

**NOTICE**

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on October 1, 2018. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on October 15, 2018 at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

\_\_\_\_\_  
**DIANE L. MALLOY**  
Municipal Clerk

**RESOLUTION NO. 48-2018**

**RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD  
RECOMMENDING THE ADOPTION OF AN AMENDMENT  
TO THE INSPIRA HOSPITAL REDEVELOPMENT PLAN  
FOR THE AREA DESIGNATED AS BLOCK 2.01, LOT 1 AND  
BLOCK 2.02, LOTS 1, 4, 5, 6, 7, 8, 9 AND 10  
ON THE HARRISON TOWNSHIP TAX MAP**

**WHEREAS**, by Resolution No. 184-2015, adopted August 17, 2015, the Mayor and Committee of the Township of Harrison designated certain lands located within the Township, known as Block 1, Lots 1, 2, 3, 4, 4.01, 5, 5.01, 6, 7, 8, 9, 9.01, 10, 10.01, 11, 12 and 13, Block 2.01, Lots 1 and 1.01, Block 2.02, Lots 1, 1.01, 1.02, 1.03, 1.04, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 4, Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and Block 24.02, Lot 1, as shown on the Harrison Township Tax Map, as a condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.b(5)(b) of the Local Redevelopment and Housing Law (the "Redevelopment Law"), N.J.S.A. 40A:12A-1, *et seq.*; and

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

**WHEREAS**, by Ordinance No. 06-2017, adopted April 17, 2017, the Mayor and Committee adopted a redevelopment plan for a portion of the redevelopment area identified as Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10 entitled "Inspira Hospital Redevelopment Plan" (the "Redevelopment Plan"), providing for the redevelopment of the lands with a modern acute-care hospital and medical campus pursuant to the Redevelopment Law; and

**WHEREAS**, since the adoption of the Redevelopment Plan, the Township staff and professionals have been working with the property owner / redeveloper to facilitate the redevelopment of the site, and through those efforts, certain modifications to the redevelopment plan have been suggested and become warranted; and

**WHEREAS**, such changes include permitting ground mounted solar arrays; and

**WHEREAS**, on October 1, 2018, the Mayor and Committee introduced on first reading proposed Ordinance No. 35-2018 providing for an amendment to the Redevelopment Plan to permit and establish the criteria for installation of ground mounted solar arrays within the redevelopment area; and

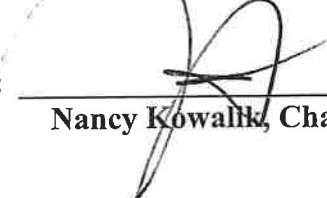
**WHEREAS**, N.J.S.A. 40A:12A-7 requires the Board to transmit to the Governing Body a report containing its recommendations concerning a proposed redevelopment plan, or revision or amendment thereto, including the Board's identification of any provision(s) that are inconsistent with the municipal Master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

- f. For these reasons, and the reasons placed on the record during the hearing, the Board recommends that the amendments to the Redevelopment Plan, codified in Ordinance No. 35-2018, be adopted by the Mayor and Committee of the Township of Harrison as an amendment to the Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10.
3. Upon its adoption, the Board Secretary shall furnish a copy of this Resolution, which shall be, and hereby is, the report of the Planning Board as required by N.J.S.A. 40A:12A-7(e), to the Governing Body containing the Board's recommendation regarding the adoption of the Amended Redevelopment Plan.
4. This Resolution shall take effect immediately.


**ATTEST:**

By:   
Donna Schwager, Secretary

**HARRISON TOWNSHIP JOINT  
LAND USE BOARD**

By:   
Nancy Kowalki, Chairwoman

The foregoing Resolution was adopted at a regular meeting of the Harrison Township Joint Land Use Board on October 4, 2018.

  
Donna Schwager, Secretary

**ORDINANCE NO. 35-2018**

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,  
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDED INSPIRA  
HOSPITAL REDEVELOPMENT PLAN FOR BLOCK 2.01, LOT 1 AND  
BLOCK 2.01, LOT 1 AND , LOTS 1, 4, 5, 6, 7, 8, 9 AND 10 PURSUANT TO N.J.S.A.  
40A:12A-7**

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

**WHEREAS**, by Ordinance No. 06-2017, adopted April 17, 2017, the Mayor and Committee adopted the Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 22.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10, entitled the "Inspira Hospital Redevelopment Plan", pursuant to the Redevelopment Law; and

**WHEREAS**, since the adoption of the Inspira Hospital Redevelopment Plan, the Township staff and professionals have been working with the property owner/redeveloper to facilitate the redevelopment of the site, and through those efforts, certain modifications to the Inspira Hospital Redevelopment Plan have been suggested and become warranted; and

**WHEREAS**, the Township Committee has determined that the following amendments and criteria to the existing Redevelopment Plan should be included to permit Ground Mounted Solar Arrays at the hospital site;

4.0.i Car Port and Ground Mounted Solar Arrays subject to the requirements herein

5.2.6. Carport Solar and Ground Mounted Solar Facilities which may be net metered but shall be intended primarily to serve the Hospital and other onsite facilities, subject to review and approval of the JLUB, provided:

5.2.6.i. Ground Mounted Solar Facilities shall be configured in a single Array located to the rear of the primary Hospital Building only in an area not to exceed a total area of 5 acres in size. Array not to exceed 8ft in height.

5.2.6.ii Ground Mounted Solar Facilities shall be surrounded by black vinyl coated chain link fence of a height of five (5) feet. Such Fence to be a maximum of 6 ft in height.

5.2.6.iii Ground Mounted Solar Facilities shall be substantially buffered from view by vegetation. View to be measured at 6 feet in height along perimeter of array field.

5.2.6.iv A maintenance plan shall be submitted for review by the JLUB Planner for the vegetative buffer around the Ground Mounted Solar Array and for the ground cover around the facilities.

5.2.6.v All Solar Panels and associated infrastructure shall be black.

7.4 Chain link fences are prohibited except for Ground Mounted Solar Facilities as set forth in Section 5.2.6



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

**WHEREAS**, the Mayor and Committee desire to approve and adopt the proposed amended Redevelopment Plan entitled "Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10" dated August 29, 2016, and direct that the Township's Zoning Map be amended and superseded to reflect the provisions of the amended Inspira Hospital Redevelopment Plan, if applicable.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Committee of the Township of Harrison as follows:

#### **Section 1.**

1. The amended Inspira Hospital Redevelopment Plan prepared by Robert F. Melvin, AICP/PP of Group Melvin Design for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10 titled "Inspira Hospital Redevelopment Plan for Block 2.01, Lot 1 and Block 2.02, Lots 1, 4, 5, 6, 7, 8, 9 and 10" dated August 29, 2016 is hereby approved and adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

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

3. The Harrison Township zoning map is hereby amended, if applicable, pursuant to N.J.S.A. 40A:12A-7(c) to include the aforementioned amended criteria to be consistent with the owner/redevelopers inclusion of a Ground Mounted Solar Array.

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

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

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

#### **Section 2.**

##### **Repealer.**

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

#### **Section 3.**

##### **Severability.**

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

**Section 4.**

**When effective.**

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

**TOWNSHIP OF HARRISON**

BY: 

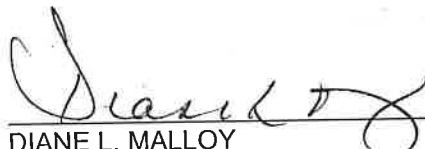
**LOUIS F. MANZO, MAYOR**

**ATTEST:**

  
**DIANE L. MALLOY, Clerk**

**NOTICE**

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on October 1, 2018. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on October 15, 2018 at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.

  
**DIANE L. MALLOY**  
Municipal Clerk