

POLICE STATION AREA - PRELIMINARY INVESTIGATION

HARRISON TOWNSHIP, NJ

Original Draft: November 22, 2019

Current Draft: October 21, 2021

Amended: September 7, 2021

Block: 38.01 - Lots: 20, 21 & 22

Block: 45 - Lot: 14.01

Block: 63 - Lot: 8

Amended to include (text in red):

Block: 37.04 – Lot: 21



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CONTENTS

1.0 Introduction	1
1.1 Introduction	1
1.2 Summary of Findings	1
1.3 Non-condemnation	2
2.0 Redevelopment Planning in New Jersey	4
3.0 Criterion "C"	7
3.1 Statutory language	7
3.2 Findings	7
3.3 conclusion	7
4.0 Criterion "D"	8
4.1 Statutory language	8
4.2 Findings	8
4.3 conclusion	12
5.0 Criterion "E"	13
5.1 Statutory language	13
5.2 Findings	13
5.3 conclusion	14
6.0 Section 3 Criteria	15
6.1 Statutory language	15
6.2 Findings	15
6.3 conclusion	15
7.0 Appendix A - Resolution #182-2019	17
8.0 Appendix B - Tax Maps	21

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1.0 INTRODUCTION

1.1 Introduction

Harrison Township, through Resolution No. 182 - 2019 (**Appendix A - Resolution #182-2019**), adopted October 21, 2019, directed Pennoni to conduct a Preliminary Investigation of the following parcels to ascertain whether the specified area qualifies under N.J.S.A. 40A:12A-5 as a non-condemnation “Area in Need of Redevelopment:”

- Block 38.01, Lots 20, 21, &22
- Block 45, Lot 14.01
- Block 63, Lot 8
- Block 37.04, Lot 21

The township is amending the preliminary investigation to add Block 37.04, Lot 21 following the adoption of Resolution No. 161-2021 on September 7, 2021. A discussion regarding the eligibility of this block and lot is included in this document under the “C Criterion”.

Figure 1 on page 2 identifies the location and surrounding environs of the Investigation Parcels.

Table 1 on page 3 identifies the addresses and owners of the Investigation Parcels.

1.2 Summary of Findings

This investigation finds that the Study Area meets the statutory criterion for designation as an Area in Need of Redevelopment.

- It qualifies under Criterion "C" because several of the lots in the Study Area are owned by the Township, have limited future development potential, and one of those lots has been vacant for over ten years. **This investigation is amended to include Block 37.04, Lot 21, which is owned by Inspira Medical Center Woodbury.**
- It qualifies under Criterion “D” because of clear evidence that several lots within the Study Area have irregular and/or obsolete layouts, making redevelopment of the properties unlikely without additional lot aggregation. As a result, it is unlikely that the site will redevelop solely through the instrumentality of private capital. In addition, several parcels were used as orchards and farmland during a time when heavy use of pesticides (particularly lead arsenate) was a common agricultural practice, and that such pesticides are known to remain in the soil for long periods of time and to have deleterious impacts on human health. In addition,
- The Study Area also qualifies under Criterion “E” because of the presence of vacant, abandoned, and underutilized lots that currently represent a stagnant, unproductive condition of land that could be put to better economic use, especially considering their proximity to Mullica Hill commercial center and existing residential neighborhoods. In particular, the former Mullica Hill Police Station, now vacant, is over 50 years old and cannot be rehabilitated

for commercial use.

Finally, one lot within the Study Area qualifies under the Section 3 Criteria. The lot themselves may not meet any of the criteria needed to be designated as in need of redevelopment, but their inclusion in the Study Area is crucial, nonetheless. The size and access Lot 20 would provide to the Redevelopment Area is key to the redevelopment of the adjacent parcels, and it is unlikely that the parcels would be developed without it.

1.3 Non-Condemnation

Pursuant to the 2013 amendments to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., the Legislature requires that Preliminary Investigations state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including or excluding the power of eminent domain.

Resolution No. 161 – 2021 has authorized a preliminary investigation to determine whether the study area qualifies as a “Non-condemnation Redevelopment Area,” such that the municipality may use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain.

Figure 1. Location of Redevelopment Site

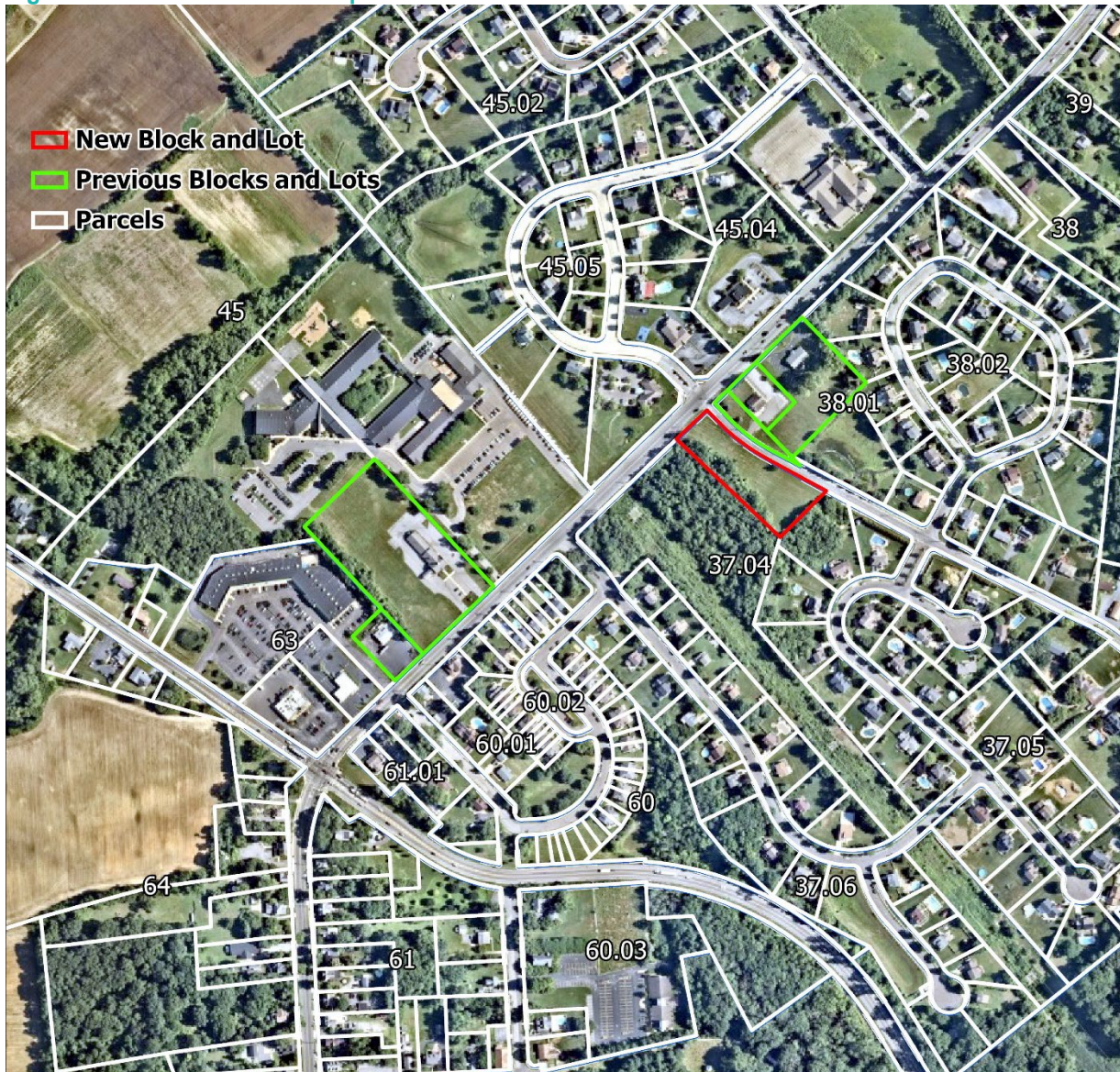


Table 1. Ownership Information

Block	Lot	Owner Name	Address	City & State
37.01	21	Inspira Medical Center Woodbury	131 N Main St.	Mullica Hill, NJ
38.01	20	Robert W. Mills American Legion Post #452	141 N Main St.	Mullica Hill, NJ
38.01	21	Township of Harrison	137 N Main St.	Mullica Hill, NJ
38.01	22	Township of Harrison	135 N Main St.	Mullica Hill, NJ
45	14.01	4156 Realty, LLC C/O d Karstonis	114 N Main St.	Mullica Hill, NJ
63	8	Pats Pizzeria of Mullica Hill LLC	104 N Main St.	Mullica Hill, NJ

Source: NJ Division of Taxation - MOD-IV

Figure 2. Context Map



2.0 REDEVELOPMENT PLANNING IN NEW JERSEY

21. Purpose of the Act

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

22 Redevelopment Procedure

The LRHL requires municipalities to perform several steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make certain findings and recommendations to the governing body of the municipality. 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, in whole or part, meets the requirements for designation as an area in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5). Here, the Township authorized such an investigation pursuant to the adoption of Resolution Nos. 190-2017, 102-2018, and 161-2021.
2. The Planning Board must prepare and make available to the public a map showing the boundaries of the proposed redevelopment area, and the location of the various parcels of property included therein. The map shall 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 hear persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. After completing its hearing on the matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. The Board may adopt a resolution setting forth its findings and recommendations to the Governing Body.
4. The Governing Body may act on this recommendation by adopting a resolution designating the area, or any part thereof, an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries. The designation shall be subject to the review/approval of the Commissioner of the Department of Community Affairs.
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 enact the Plan by passing an ordinance adopting the Plan as an amendment to the Township’s Zoning Ordinance.

Only after completion of this process is the Township able to exercise the powers granted to it under the Redevelopment Law.

23 Statutory Criteria

A study area qualifies as being an “Area in Need of Redevelopment” if it meets at least one of the eight statutory criteria listed in Section 40A:12A-5 of the Redevelopment Law:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital. **Access to Block 37.04 Lot 21 is constrained due to the frontage dimension along Route 45 being only 138.61 feet, which is insufficient to allow a new driveway for off-street parking at a safe distance from the intersection in addition to any conforming building. The Route 45 dimension is also too narrow for other safe vehicular site access beyond off-street parking, and any particular access along the secondary street, Colson Lane, may also be limited due to the residential character of the roadway at that location. This lack of access to the developable portion of the site makes it unlikely that the site will be developed without redevelopment assistance.**
- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

N.J.S.A. 40A:12A-3 further states that “A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part.” This is commonly referred to as the “Section 3 Criteria.”

According to the Redevelopment Handbook, this section allows for the inclusion of properties that do not meet the statutory criteria but are, “essential to be included in the designation to effectively redevelop the area.” Examples of such properties include properties located within and surrounded by otherwise blighted areas, properties that are needed to provide access to an area to be redeveloped, areas needed for infrastructure or utilities, or properties that otherwise could be determined to be critical to the area’s successful redevelopment.

3.0 CRITERION "C"

3.1 Statutory Language

"Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital."

3.2 Findings

The "c" criteria enables municipalities to use the redevelopment process to generate private development interest in such properties and get them back on the tax rolls. The site of the former municipal Police Station, Block 38.01, Lot 21 and 22, are owned by Harrison Township and "not likely to be developed through the instrumentality of private capital" by reason of their small area and their remoteness from the commercial area of Main Street. However, only Lot 22 qualifies under this criteria as Lot 21 has only been vacant since 2017.

3.2.a. Block 38.01, Lot 22 - Municipally-owned, Vacant Property

Block 38.01, Lot 21, the site of the former municipal Police Station, is a small, .55-acre lot that was part of the adjacent farm until at least the 1940s. It appears that the parcel was subdivided in the 1950s and an adjacent property (now Block 38.01 Lot 20) became the American Legion Post #452, dedicated to the honor of Robert W Mills. Lot 22, though long and very narrow (60' at the widest) appears to be a separate parcel on historic aerial maps dating back 1931.

Both Lots 21 and 22 are municipally owned parcels and are "not likely to be developed through the instrumentality of private capital." These parcels are both vacant, located well outside the commercial core area, and present challenges for on-site vehicle circulation and access.

The larger of the two, Lot 21, is not large enough to accommodate a commercial operation at this location. Also, vehicular access will be limited as the property is less than 200 feet from an intersection. However, the police station only recently moved from the site, meaning it has not sat vacant for at least ten years. As a result, this parcel does not qualify under Criterion C.

Lot 22 has been vacant for at least ten years and cannot support commercial activity because of its small, irregular size and inability to support vehicle access. Further limitations will be considered below (**page 8**) with discussion of Criterion D.

3.2.b Block 37.04, Lot 21

Block 37.04, Lot 21 was purchased by Inspira Medical Center Woodbury in 2002. There was an existing

building on the site that was demolished after the acquisition. Aerials have shown that the property has remained vacant and unchanged since the removal of the building. Therefore, the building has been vacant for approximately 19 years, well over the specified 10 years in the Redevelopment Handbook. The site is 1.72 acres, or 74,949 sf ft, but with frontage along Route 45 of only 138.61 feet. These dimensions create a long, narrow shape, with limited access from the addressed road. The secondary access road, Colson Lane, is primarily residential in nature, and access for non-residential uses would be incompatible at this location. In addition, the lot is located outside of the commercial core area and is adjacent to a property containing a utility easement, owned by Atlantic City Electric. The combination of these dimensional and access constraints will likely pose a challenge to private development.

3.3 Conclusion

The lots discussed in this section meet the "public and vacant land" requirement of Criterion C as well as the requirement that they are "not likely to be developed through the instrumentality of private capital" due to, among other things, their remoteness from the Main Street commercial area, and limited capacity for vehicular access. The new block and lot, like those previously included in this investigation, fits the conditions for this criterion due to location outside of the commercial core, lack of development potential due to its size and shape, and it being vacant for over 10 years.

4.0 CRITERION "D"

4.1 Statutory Language

“Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

4.2 Findings

One of the requirements to qualify for Criterion D is that lots must, by reason of "excessive land coverage, deleterious land use, or obsolete layout," be "detrimental to the safety, health, morals, or welfare of the community." The following lots have been found to have detrimental lot arrangements that cause them to exhibit obsolete layouts and pose both near- and long-term threats to Harrison Township's communities.

The biggest issue posed by the detrimental lot arrangements found throughout the study area are small lots with narrow frontages along busy Main Street (Route 45). Narrow street frontages restrict internal automobile circulation, require an excessive number of individual driveways and curb cuts, and hinder the private development of each parcel. Excessive driveways create unnecessary points of potential conflict along the roadway and may cause traffic accidents or congestion. Additionally, reduced private development potential reduces land values in the area and may encourage detrimental land uses.

Additionally, several of the lots throughout the Study Area are detrimental to the safety, health, and welfare of Harrison Township due to chemical toxins—such as dieldrin—and heavy metals in their soil. These elements take years to dissipate, and long-term exposure to them poses a serious health threat to those in the area.

Harrison Township tax maps have been provided in **Appendix B - Tax Maps** to support the lot measurements in the following section.

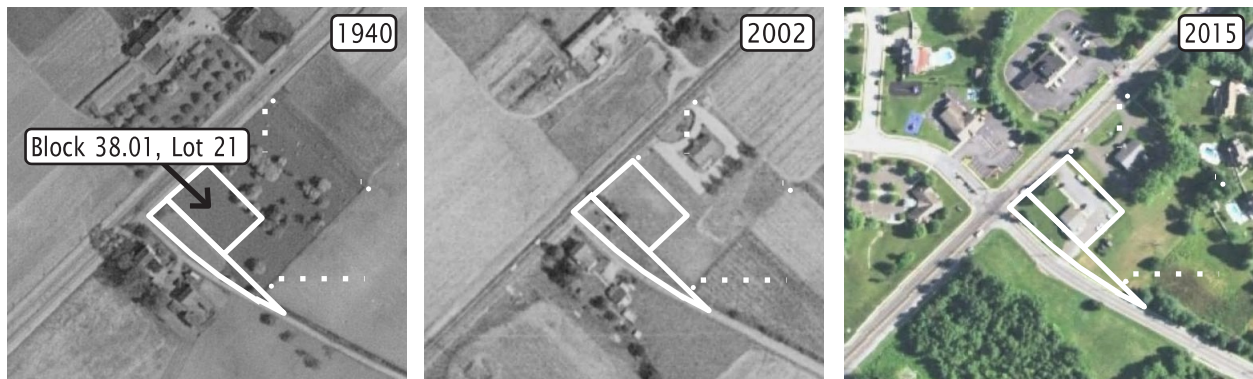
4.2.a. Block 38.01, Lots 20 & 21; Block 45, Lot 14.01; and Block 63, Lot 8 - Detrimental Lot Arrangement, Obsolete/Irregular Lot Layouts

4.2.A.1. BLOCK 38.01, LOTS 21 & 22

As detailed in **"Criterion "C"" on page 7**, both Lots 21 and 22 are small lots with narrow street frontage close to a busy intersection. The small size and poor access reduce their development potential, which in turn may reduce land values in the area and encourage detrimental land uses, such as prolonged vacancy of the defunct police station building on Lot 21. The narrow, triangular shape of Lot 22 is essentially undevelopable as evidenced by the fact that the only use currently on the site is a second vehicle driveway from the former police station.

In addition, the lots are not developable in their current configuration, as they do not meet the minimum area and bulk regulations of the PO Professional Office District as laid out in Harrison Township Zoning Code § 225-70(A) as shown in the table below:

Figure 3. Aerials of Block 38.01 Lots 20, 21, and 22



Block 38.01, Lots 21, and 22 (20 dotted) with no structures in 1940 (left); VFW in 2002 (middle) and Police Station in 2015 (right).

Figure 4. Aerials of Block 45, Lot 14.01 and Block 63, Lot 8



Block 45, Lot 14.01 and Block 63, Lot 8 farmland in 1940 (left); current state in 2019 (right).

Table 2. Bulk Requirements Professional Office District

BULK REQUIREMENTS: PO PROFESSIONAL OFFICE DISTRICT	
Minimum Lot Size	1 Acre
Lot Width @@ Front Curb Line:	125 Feet Minimum
Lot Coverage	25% Building 60% Impervious
Front Setback	35 Feet
Side Yards	20 Feet
Rear Yards	50 Feet
Height	35 Feet

- Block 38.01, Lot 21 and Lot 22 do not meet the minimum lot area for the PO Professional Office District. Lot 21 is .55 acres and Lot 22 is .33 acres.
- Lot 22 is a very narrow corner lot that does not meet the minimum lot width requirement of 125 feet.
- Lot 21 is located very close to the intersection of Main Street and Colson Lane. Two-way access may be achievable by access easement through Lot 23. Additionally, the structure on Lot 21 does not meet the minimum side yard setback requirement.

4.2.A.2. BLOCK 45 LOT 14.01; BLOCK 63, LOT 8

Although Block 45, Lot 14.01 is large enough and has a wide enough street frontage to accommodate efficient, safe internal circulation and connections with North Main Street (aka New Jersey Route 45), the lot has been laid out in a manner that subverts this, and that has resulted in inefficient internal circulation and unsafe connections with N Main Street. Block 45, Lot 14.01 has two bi-directional entrances within 75 feet along N Main Street, which is a high-speed, high-volume corridor. Excessive driveways create unnecessary points of potential conflict along the roadway and may cause traffic accidents or congestion. Additionally, the internal circulation on Block 45, Lot 14.01 is inefficient, as it necessitates drivers to circle the entire length of the block (roughly 350 feet) if they wish to use the bank/ATM drive-throughs on the western side of the building.

In addition, Lot 8 does not meet the minimum area regulations of the C5 Village Center Overlay District as laid out in Harrison Township Zoning Code § 225-18.5(E) "C5 Village Center Overlay District" as shown in the table below:

Table 3. Bulk Requirements C5 Village Center District

BULK REQUIREMENTS: C5 VILLAGE CENTER DISTRICT	
Minimum Lot Size:	22,000 Square Feet
Minimum Lot Width @ Building Setback Line	100 Feet
Lot Coverage	35% Maximum
Front Setback	35 Feet Minimum
Side Yards	20-Foot Agg. Total w/ 8-foot Min. Each
Rear Yards	20 Feet Minimum
Height	35 Feet

- Block 63, Lot 8 does not meet the maximum lot coverage requirement of the C5 Village Center District Overlay. Block 45, Lot 14.01 is subject to a 35% lot coverage maximum but has impervious surface covering more than 90% of its area.

4.2.b. Block 45, 14.01; Block 63 Lot 8 - Deleterious Land Use

As shown in **Figure 4 on page 9**, Block 45, Lot 14.01 and Block 63, Lot 8 were once used as orchards, which indicates the presence of harmful chemical toxins and heavy metals in their soil. These chemical toxins and heavy metals pose both a near- and long-term threat to Harrison Township residents.

According to the US Department of Agriculture Natural Resources Conservation Service, old orchards that used insecticides containing arsenic as an active ingredient are likely to lead to excessive heavy metal accumulation in soils that are toxic to humans and other animals. Chronic problems associated with long-term Arsenic exposure include skin poisoning and damage to the kidneys and central nervous system.¹

The same report notes that once metals are introduced and contaminate the environment, they will remain for long periods of time. Metals do not degrade like carbon-based (organic) molecules. As a result, contamination that was introduced many years ago is likely to remain on site and continue to pose a threat to the health, safety, and welfare of the community unless remediated.

One contaminant of particular concern is dieldrin. Dieldrin has been found at high levels in the soil of other Harrison Township parcels which were used as orchards during the same timeframe as the study parcels.²

A report published in *Environmental Health Perspectives*³ noted that orchards were:

“...routinely treated with pesticides and other chemicals during their agricultural lifetimes... These toxic by-products are left from the days before DDT and before organophosphates, when arsenical pesticides, particularly lead arsenate (LA), were the treatment of choice to prevent the ravages of insect damage..... LA and the other arsenical pesticides were designed to be persistent, and it is that persistence that is causing environmental contamination problems decades after their use ended.”

Originally, dieldrin was used as a broad-spectrum soil insecticide for the protection of various food crops, as seed dressings, to control infestations of pests like ants and termites, and to control several insect vectors of disease. The US Department of Agriculture banned all uses of aldrin and dieldrin in 1970⁴. Acting upon further concerns about damage to the environment and potentially to human health, the EPA banned all uses of aldrin and dieldrin in 1974. When humans have been exposed for longer periods to lower doses of these compounds, neurotoxic symptoms have included headache, dizziness, general malaise, nausea, vomiting, and muscle twitching or myoclonic jerking.⁵

1 “Heavy Metal Soil Contamination,” Department of Agriculture Natural Resources Conservation Service < http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053279.pdf >

2 A 2003 Phase I Environmental Site Assessment (ESA) discovered dieldrin within the Tomlin Station Redevelopment Area (Block 46, Lots 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10 and 4.11; Block 46.01, Lots 1, 2 and 3; and Block 46.02, Lots 1, 2, 3, 4, 5, 6 and 7.)

3 Ernie Hood, “The Apple Bites Back: Claiming Old Orchards for Residential Development”; *Environmental Health Perspectives*, 114.08 (2006) A470–A476.

4 “Health Effects Support Document for Aldrin/Dieldrin,” United States Environmental Protection Agency. < https://www.epa.gov/sites/production/files/2014-09/documents/support_cc1_aldrin-dieldrin_healtheffects.pdf >.

5 Ibid.

Furthermore, it is highly likely that other pesticides, herbicides, fungicides, spray oil and assorted other chemical applicants were used on site, as commonly used in fruit orchards throughout the United States in the 1950s through the 1970s, and as found elsewhere in orchards within Harrison Township, New Jersey. According to the US Department of Agriculture Natural Resources Conservation Service, old orchards that used insecticides containing arsenic as an active ingredient are likely to lead to excessive heavy metal accumulation in soils that are toxic to humans and other animals. Chronic problems associated with long-term Arsenic exposure include skin poisoning and such exposure has adverse effects on the kidneys and central nervous systems.⁶

4.3 Conclusion

The presence of detrimental lot arrangements, obsolete/irregular lot layouts, and chemical toxins and heavy metals in the soil of many of the lots throughout the Study Area qualify these lots for Criterion D as they both endanger the health, safety, and welfare of the residents of Harrison Township, and make further development and future redevelopment difficult.

⁶ "Heavy Metal Soil Contamination," Department of Agriculture Natural Resources Conservation Service < http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_053279.pdf >

5.0 CRITERION "E"

5.1 Statutory Language

"A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general."

5.2 Findings

Criterion E states that lots whose lack of proper utilization leads to a stagnant, unproductive condition that impedes land assemblage may qualify if they are having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general." The following lots within the Redevelopment Area were found to be having such a negative social/economic impact on the surrounding community—and impeding the assemblage of land for a more productive use—due to their stagnant, unproductive condition.

Considering these parcels' proximity to the Mullica Hill Main Street Commercial Area, their stagnant, unproductive condition, and the obstacles they present to development are even more troubling, as they could hinder Main Street's success. In any case, in their current states, they are having a negative impact on the immediate community.

5.2.a. Block 38.01, Lots 21 and 22

Until recently, Block 38.01, Lot 21, served as the municipal Police Station for Harrison Township. The site is a small, .55-acre lot that was part of the adjacent farm until at least the 1940s. The police station was relocated from this site in 2017, leaving the property vacant. The lot is both small for modern commercial development needs and is disconnected from the historic Mullica Hill commercial area, making investment even less likely. In addition, the age and state of the building is not conducive to renovation and may continue to fall into a state of disrepair and blight if left unmaintained for the foreseeable future. Finally, the parcel is less than 200 feet from the intersection of N. Main Street and Colson Lane, making vehicular ingress and egress difficult or even dangerous. These issues have resulted in a stagnant, unproductive condition of land that makes assembling the land for future development difficult and discourages the undertaking of improvements.

5.2.b. Block 45, Lot 14.01

The building on Block 45, Lot 14.01 is underutilized, and this—coupled with the strange way that development has been laid out upon the lot—is causing the lot to exhibit a stagnant, unproductive condition of land. The building, which houses a BB & T bank, is currently half-vacant; the front portion of the building is used for the bank's primary functions, while the back half of the building is only used on occasion as a conference room. A site visit on November 13, 2019 confirmed this lot's underutilization. Out of the lot's roughly 50 parking spaces, only 6 were full at 2:00 PM, which is after the normal lunch rush

and during prime business hours. This indicates that this lot is not being used to its full potential, and that this stagnant, unproductive use is preventing development that could more fully benefit Harrison Township's economy and tax base. Additionally, only the southeastern corner of the lot is developed. Given the lot's proximity to the businesses along Main Street in downtown Mullica Hill, the empty space on this lot could certainly be put to a more productive use.

5.2.c. Block 63, Lot 8

While the pizzeria on Block 63, Lot 8 is operational and well-functioning, our November 13, 2019 site visit made it clear that this business's parking lot is far larger than necessary. Even at 1:00 PM, right in the heart of the typical lunch rush, only a few cars were parked in the 20+ car parking lot. While this does not necessarily mean that the pizzeria is not a successful business, it does indicate that the site's large parking lot is bigger than necessary. This is especially concerning given the lot's non-conformance with the lot coverage requirements of the C5 Village Center District Overlay as discussed in **"Criterion "D"" on page 8.**

5.3 Conclusion

The lots described in this section exhibit a stagnant, unproductive condition of land that is currently impeding their assemblage and making them difficult to further develop and/or redevelop. Additionally, many of these lots are harboring vacant, abandoned, or dilapidated structures that are detrimental to the safety, health, morals, and welfare of the residents of Harrison Township.

6.0 SECTION 3 CRITERIA

6.1 Statutory Language

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective development of the area of which they are a part.

6.2 Findings

According to the New Jersey Redevelopment Handbook, "Section 3" allows for the inclusion of properties that do not meet the statutory criteria but are, "essential to be included in the designation to effectively redevelop the area." The size and access Lot 20 would provide to the Redevelopment Area is key to the redevelopment of the adjacent parcels.

6.2.a. Block 38.01, Lot 20

As detailed extensively in previous sections, Lots 21 and 22 are small, irregular, and have limited development potential. However, if the adjacent Lot 20 were included in a redevelopment area, the potential of these sites would change drastically. Lot 20 is approximately 1.80 acres and currently only has a small VFW hall and associated parking covering a fraction of the site. Most of the site is undeveloped and that vacant land could be used to resolve some of the access issues that Lots 21 and 22. More importantly, the large size of the lot is much more conducive to many different types of modern development, especially if combined with the two adjacent lots. Overall, the viability of the redevelopment area would increase exponentially if this parcel were included, as it could lead to a larger number of development scenarios that could provide a mix of residential and commercial uses, bolster the area's tax base, and create safe vehicular and pedestrian access to the site.

6.3 Conclusion

The lot described in this section does not need to be designated as in need of redevelopment but would be beneficial to include in the Study Area nonetheless due to the additional development potential its inclusion would provide. Its inclusion is key to the successful redevelopment of the corner.

**APPENDIX A -
RESOLUTION #182-2019**

Donna

RESOLUTION NO. 182-2019

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION TO DETERMINE WHETHER THE IDENTIFIED SCATTER SITE
PROPERTIES ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON
QUALIFY AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

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

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

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

WHEREAS, the Harrison Township Committee has determined to conduct a preliminary investigation of the following scattered site properties throughout the Township of Harrison:

Address	Block	Lot		Address	Block	Lot
141 North Main Street	38.01	20 ✓		625 Mullica Hill Road	25 ✓	14
137 North Main Street	38.01	21 ✓		621 Mullica Hill Road	25 ✓	15
135 North Main Street	38.01	22 ✓		613 Mullica Hill Road	25 ✓	16
114 North Main Street	45	14.01 ✓		611 Mullica Hill Road	25 ✓	17
104 North Main Street	63	8 ✓		607 Mullica Hill Road	25 ✓	18
102 Richwood Road	20.01	7 ✓		607 Mullica Hill Road	25 ✓	19
98-100 Richwood Road	20.01	8 ✓		745 Barnsboro Road	25 ✓	19.01
116 Harrisonville Road	21	1 ✓		743 Barnsboro Road	25 ✓	19.02
116 Harrisonville Road	21	2 ✓		741 Barnsboro Road	25 ✓	19.03
524 Mullica Hill Road	21	9 ✓		751 Barnsboro Road	25 ✓	20
101 Richwood Road	22	1 ✓		749 Barnsboro Road	25 ✓	21
608 Mullica Hill Road	22	2 ✓		824 Lambs Road	25 ✓	23
Lambs Road (Back)	25 ✓	1		820 Lambs Road	25 ✓	23.01
816 Lambs Road	25 ✓	2		818 Lambs Road	25 ✓	23.02
812 Lambs Road	25 ✓	7		748 Barnsboro Road	29 (26)	1 X
814 Lambs Road	25 ✓	8		533 Mullica Hill Road	29 (26)	2 X
830 Lambs Road	25 ✓	11		531 Mullica Hill Road	29 ✓	3
834 Lambs Road	25 ✓	12		728 Barnsboro Road	29 ✓	6.01
836 Lambs Road	25 ✓	13		503 Leonard Lane	29.07 ✓	4

WHEREAS, the proposed Redevelopment Area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condemnation Redevelopment Area"; and

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

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/property.

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

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether the scattered site properties identified below are in a "Non-Condensation Redevelopment Area" such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area", other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.

2. The following properties shall be investigated as scattered site properties throughout the Township of Harrison:

Address	Block	Lot		Address	Block	Lot
141 North Main Street	38.01	20		625 Mullica Hill Road	25	14
137 North Main Street	38.01	21		621 Mullica Hill Road	25	15
135 North Main Street	38.01	22		613 Mullica Hill Road	25	16
114 North Main Street	45	14.01		611 Mullica Hill Road	25	17
104 North Main Street	63	8		607 Mullica Hill Road	25	18
102 Richwood Road	20.01	7		607 Mullica Hill Road	25	19
98-100 Richwood Road	20.01	8		745 Barnsboro Road	25	19.01
116 Harrisonville Road	21	1		743 Barnsboro Road	25	19.02
116 Harrisonville Road	21	2		741 Barnsboro Road	25	19.03
524 Mullica Hill Road	21	9		751 Barnsboro Road	25	20
101 Richwood Road	22	1		749 Barnsboro Road	25	21
608 Mullica Hill Road	22	2		824 Lambs Road	25	23
Lambs Road (Back)	25	1		820 Lambs Road	25	23.01
816 Lambs Road	25	2		818 Lambs Road	25	23.02
812 Lambs Road	25	7		748 Barnsboro Road	29 26	1
814 Lambs Road	25	8		533 Mullica Hill Road	29 26	2
830 Lambs Road	25	11		531 Mullica Hill Road	29	3
834 Lambs Road	25	12		728 Barnsboro Road	29	6.01
836 Lambs Road	25	13		503 Leonard Lane	29.07	4

3. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and

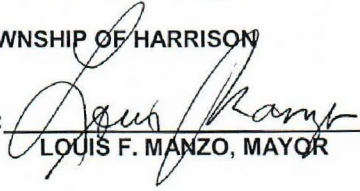
4. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and

5. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

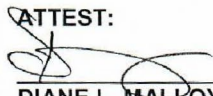
ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on October 21, 2019.

TOWNSHIP OF HARRISON

BY:


LOUIS F. MANZO, MAYOR


ATTEST:


DIANE L. MALLOY
Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Heim				✓
Williams	✓			
Jacques				✓

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 21, 2019 in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


DIANE L. MALLOY
Municipal Clerk

**APPENDIX B -
RESOLUTION
#161-2021**

RESOLUTION NO. 161-2021

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON
AUTHORIZING THE JOINT LAND USE BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO
DETERMINE WHETHER LOT 21 IN BLOCK 37.04 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP
OF HARRISON QUALIFY AS AN AREA IN NEED OF REDEVELOPMENT**

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

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

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

WHEREAS, the proposed Redevelopment Area (Block 37.04, Lot 21) determination shall authorize the municipality to use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain; and, as such, the Redevelopment Area shall be established and be referred to as a "Non-Condemnation Redevelopment Area"; and

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

WHEREAS, the Township of Harrison governing body wishes to direct the Joint Land Use Board to undertake a preliminary investigation to determine whether the following property identified as and consisting of Block 37.04, Lot 21 qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, the Township Committee considers it to be in the best interest of the Township to direct its Joint Land Use Board to conduct such an investigation regarding said area/property.

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

1. The Joint Land Use Board of the Township of Harrison is hereby directed to undertake a preliminary investigation to determine whether Block 37.04, Lot 21 is a "Non-Condemnation Redevelopment Area" such that the municipality may use all those powers provided by the Legislature for use in a Redevelopment Area, other than the use of eminent domain, according to the criteria set forth in N.J.S.A. 40A:12A-1, et seq.; and
2. The staff of the Joint Land Use Board and its consultants are hereby directed to assist the Joint Land Use Board in conducting the area in need of redevelopment investigation; and
3. The Township Clerk shall forward a copy of this Resolution to the Chairman and Secretary of the Joint Land Use Board for immediate action; and
4. The preliminary investigation, once completed, shall be submitted to the Township Committee for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

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 September 7, 2021.

TOWNSHIP OF HARRISON

BY: 

LOUIS F. MANZO, MAYOR

ATTEST: 

DIANE L. MALLOY, Municipal Clerk

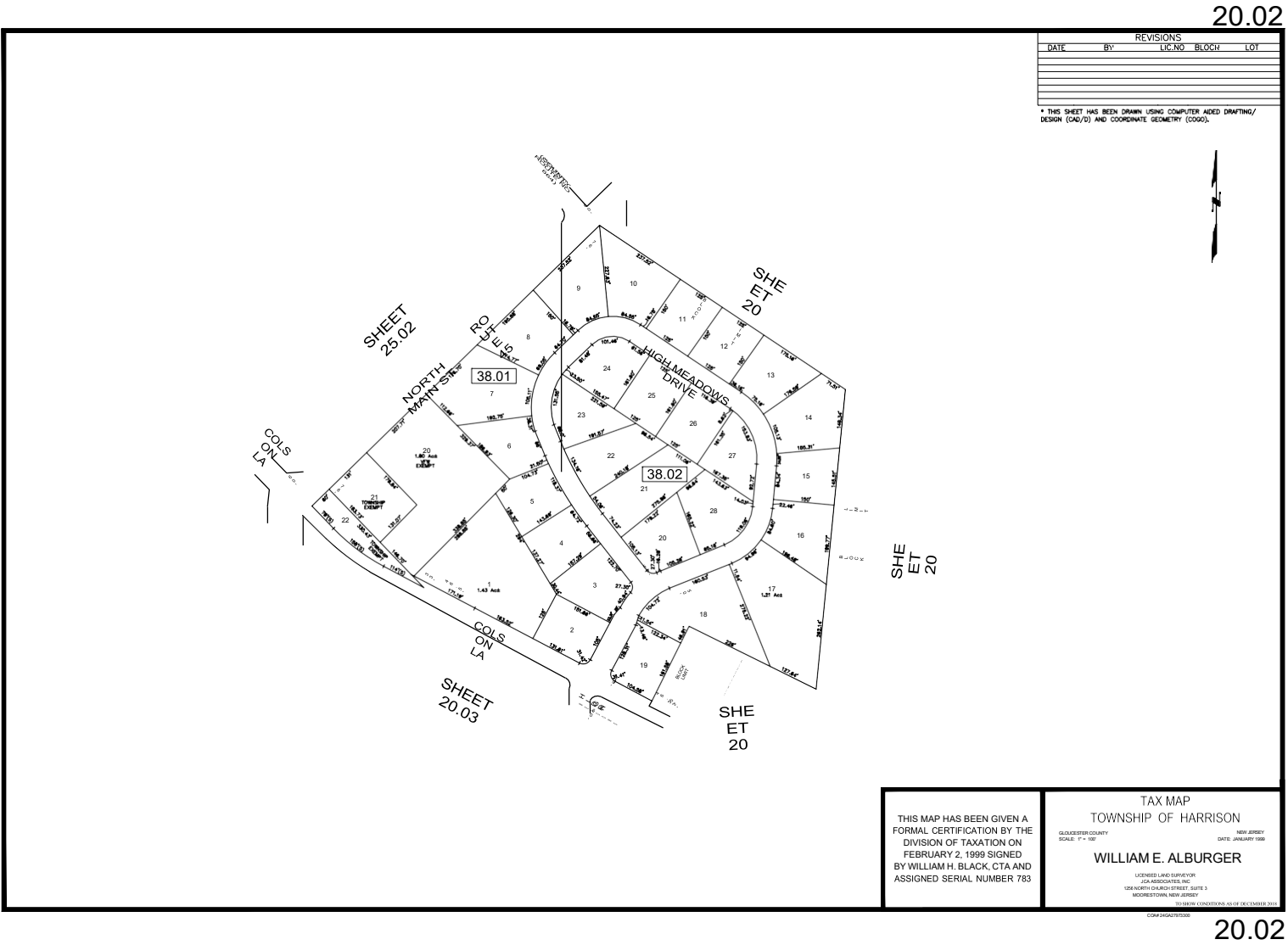
ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Manzo	✓			
DeLaurentis	✓			
Heim	✓			
Williams	✓			
Wingate	✓			

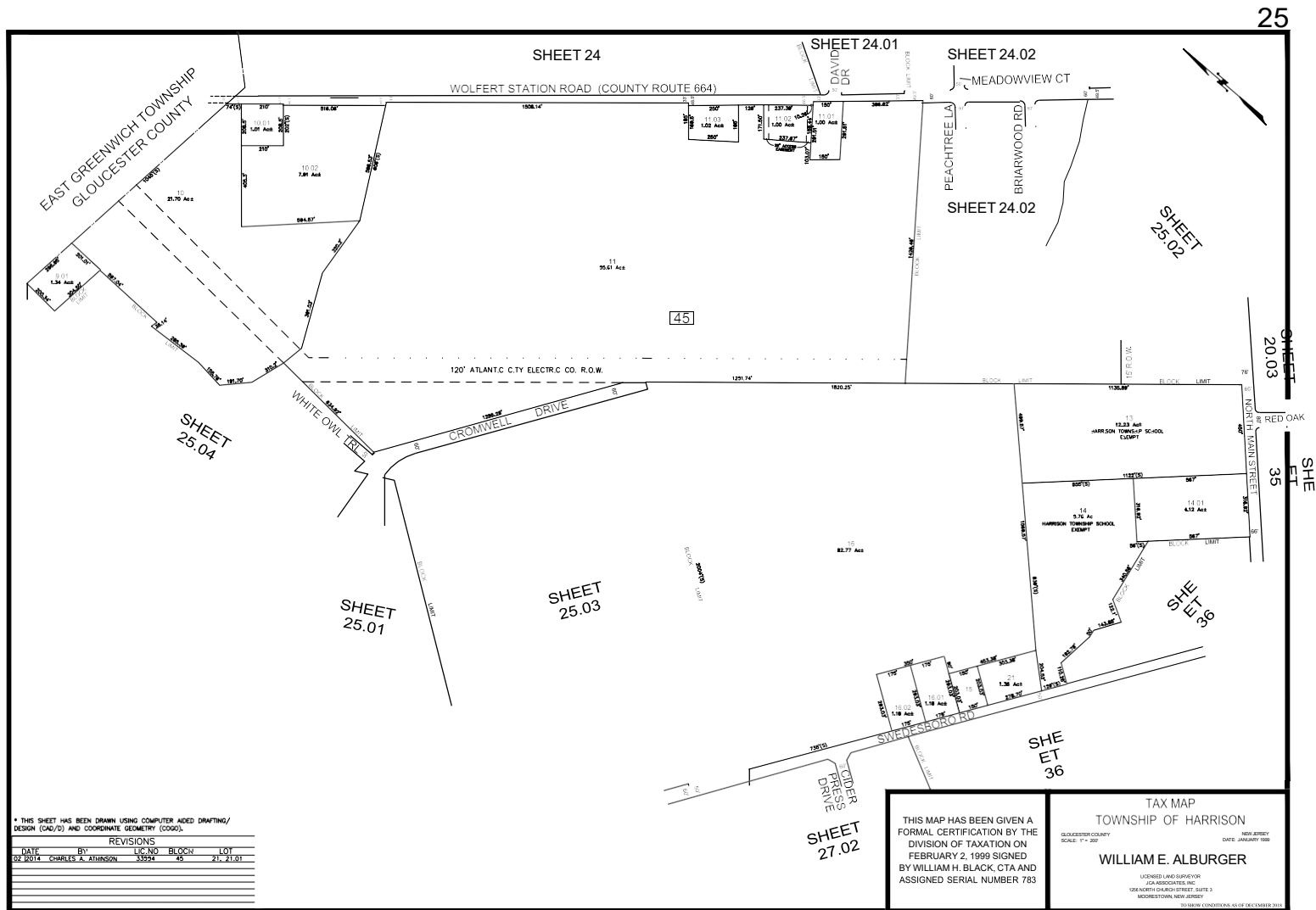
CERTIFICATION

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 September 7, 2021, in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.

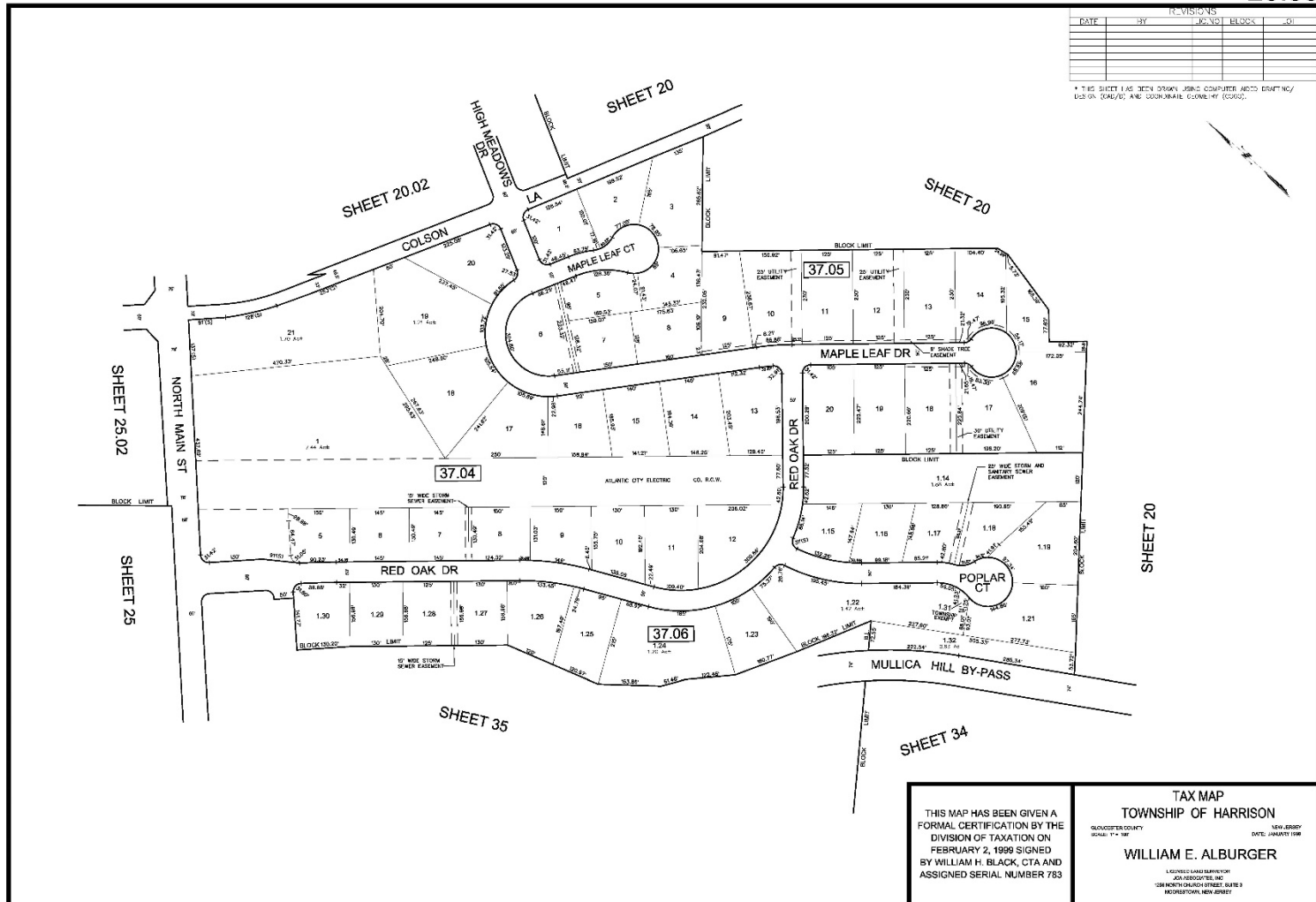

DIANE L. MALLOY, Municipal Clerk

APPENDIX C - TAX MAPS









REVISIONS				
DATE	BY	REVISION	BLOCKS	LOT

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD/CAT) AND COORDINATE GEOMETRY (COG).

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON FEBRUARY 2, 1999 SIGNED BY WILLIAM H. BLACK, CTA AND ASSIGNED SERIAL NUMBER 783

TAX MAP
TOWNSHIP OF HARRISON
GLoucester County
SCALE: 1" = 100'
DATE: JANUARY 1999
NEW JERSEY
WILLIAM E. ALBURGER
A PROFESSIONAL LAND SURVEYOR
AND REGISTERED, INC.
100 NORTH CHURCH STREET, SUITE 200
MCKEESPORT, NEW JERSEY 07050