

# **Richwood Amended Redevelopment Plan**

## **Harrison Township, New Jersey**

BLOCK 2, LOTS: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

BLOCK 3, LOTS: 1, 2, 3, 33

BLOCK 22, LOTS: 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16

BLOCK 23, LOTS: 1, 1.01

BLOCK 24, LOTS: 2, 3, 4, 6, 7, 8, 9, 17

BLOCK 24.01, LOT: 1

BLOCK 25, LOT: 10

BLOCK 30, LOT: 1

**12/13/19 DRAFT**

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Louis Manzo

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Donald Heim, Deputy Mayor  
Julie DeLaurentis  
Vincent Gangemi, Sr.  
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## 1.0 INTRODUCTION

### 1.1 The Redevelopment Act

New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms blighted properties into healthier, more vibrant, or economically productive land areas. This Redevelopment Plan fulfills the statutory requirements set out by the State of New Jersey.

### 1.2 Redevelopment Designation

Harrison Township has identified the Richwood Redevelopment Area as an opportunity for redevelopment in accordance with the provisions of the LRHL. Analysis of the parcels comprising this site demonstrated that the site qualifies as an Area in Need of Redevelopment as defined by statute (N.J.S.A. 40A:12A-5). The Planning Board held a public hearing on the Preliminary Investigation, which details the statutory criteria upon which the designation is based, on August 7, 2008 and recommended that the Governing Body designate the area an Area in Need of Redevelopment. The Governing Body accepted this recommendation and on August 18, 2008 designated the area to be an Area in Need of Redevelopment.

On August 19, 2019 the Township undertook a Preliminary Investigation of Block 3, Lot 33, which is adjacent to the previously designated Richwood Redevelopment Area. Analysis of the site demonstrated that the parcel qualifies as an Area in Need of Redevelopment and the Planning Board held a public hearing on the Preliminary Investigation on September 19, 2019. The Planning Board recommended the area be designated as an Area in Need of Redevelopment as part of the larger Richwood Redevelopment Area. On October 21, 2019 the Governing Body accepted this recommendation, officially adding Block 3, Lot 33 to the Richwood Redevelopment Area.

### 1.3 Lots and Blocks

This Amended Redevelopment Plan describes the standards and procedures for the redevelopment of the following land specified in the Harrison Township Richwood Site Redevelopment Area Preliminary Investigation document to be known as the "Interior Richwood Redevelopment Area" as illustrated in **Figure 1**:

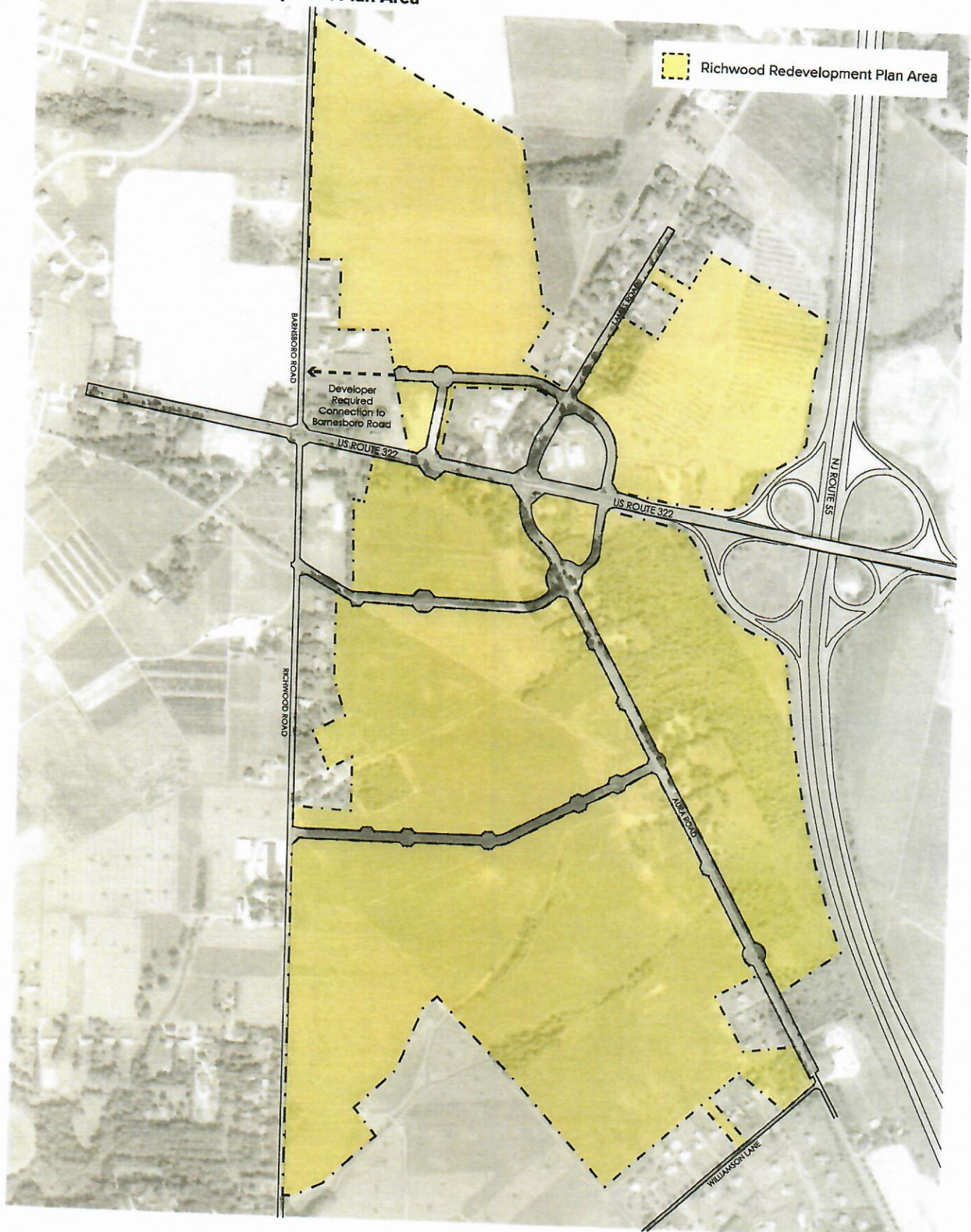
<b>Block</b>	<b>Lot</b>
<b>2</b>	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
<b>3</b>	1, 2, 3, 33
<b>22</b>	4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16
<b>23</b>	1, 1.01
<b>24</b>	2, 3, 4, 6, 7, 8, 9, 17
<b>24.01</b>	1
<b>25</b>	10
<b>30</b>	1

### 1.4 Purpose and Intent

The purpose of this Redevelopment Plan is to implement the Settlement Agreement by and between the Township and the developer in the Matter of the Application of the Township of Harrison, Docket No. GLO-L-908-15, which Settlement Agreement was reviewed and approved by the Court on November 18, 2019 at a Fairness Hearing. The



Figure 1. Richwood Redevelopment Plan Area





Redevelopment Plan sets forth specific design controls to accommodate a mixed use non-residential and residential development, including up to one (1) million square feet of non-residential uses, a maximum of 1,255 market rate dwelling units of various mixed types, and 190 affordable dwelling units to be credited towards the Township's constitutional Mount Laurel Doctrine obligation (collectively the "Inclusionary Development"). In addition, 100 market rate dwelling units on Parcel J, as depicted on the Overall Redevelopment Plan (see Figure 1 below), are conditionally permitted.

## **1.5 Relationship to Local Goals and Objectives**

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

The most recent Master Plan Reexamination was completed in July 2018. The goals of this redevelopment plan are derived directly from the Township Master Plan policy and goal statements and are consistent with recent Re-Examinations. The objectives are derived from applicable master plan elements.

### **PLANNING & DEVELOPMENT GOALS**

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

### **RESIDENTIAL DEVELOPMENT OBJECTIVES**

- A. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- B. Promote resident safety through design standards for streets, sidewalks, and crosswalks.



## 2.0 VISION

It is the vision of Harrison Township to redevelop the Interior Richwood Redevelopment Area, referred to herein as the "Redevelopment Area" into an attractive, walkable, mixed-use community. Redevelopment shall substantially conform to the overall vision of the Redevelopment Area as shown in **Figure 4**, to the following vision statements, as well as to the example imagery provided herein.

### 2.1 Overall Vision

The redevelopment should provide residents with:

- A. The opportunity to live, work, shop, and dine without requiring residents to use a car as their main mode of transportation.
- B. Traditional neighborhoods with short access to shops, workplaces, civic buildings, and civic spaces.
- C. A coordinated transportation system with interconnectivity within and between development areas based on a hierarchy of facilities for pedestrians, bicycles, public transit, and automotive vehicles. The system will be based on an interconnected orthogonal grid designed to balance the needs of pedestrians, bicyclists, transit, and other motorized vehicles.
- D. Vibrant public spaces such as parks and plazas for active and passive recreation, socialization, and community events that serve as landmarks, symbols, and focal points for community identity;
- E. A range of housing types, from single-family to apartment-style, including affordable housing.
- F. An overall development feel that is leafy and green, with landscaping and plant materials incorporated throughout the redevelopment area to create a verdant environment.

**Figure 2. Illustrative Examples of the Vision for the Redevelopment Area**



*Example of quality public space, with landscaping, that has a strong relationship with surrounding residential development*



**Figure 3. Illustrative Examples of the Vision for the Redevelopment Area (Continued)**



*Quality public space, with landscaping, that has a strong relationship with surrounding development*



*Use of a variety of housing types within a single development to create a diverse redevelopment that has strong internal consistency*

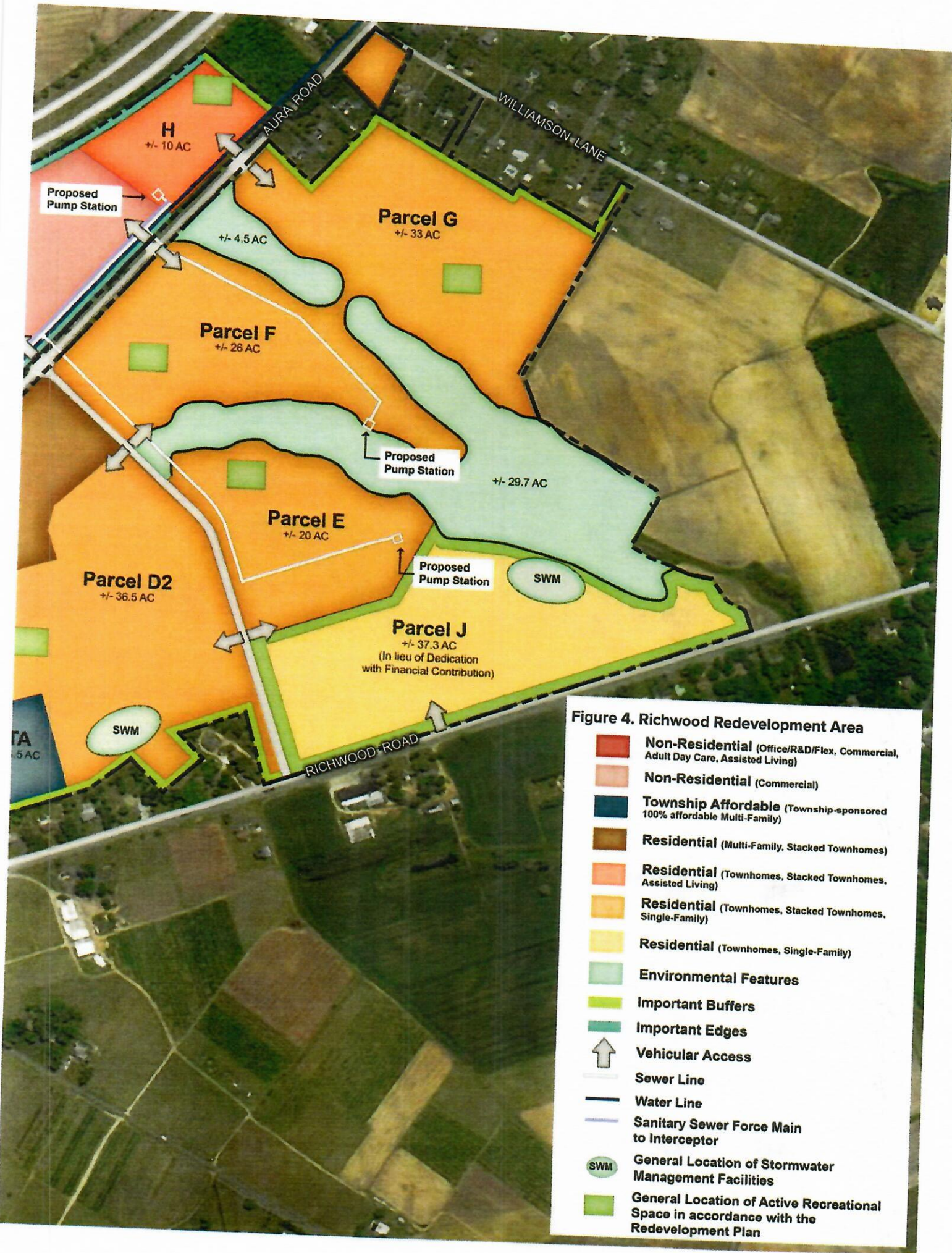


*Quality public spaces*



*Convenient, attractive connections to parking*











### 3.0 REDEVELOPMENT PLAN PROGRAM

The permitted uses described in this section and illustrated in **Figure 4 on page 7** shall be located on the Richwood property.

#### 3.1 Permitted Uses

The Richwood Site Redevelopment Area shall have the following **maximum** program:

- A. Non-Residential: 1 million square feet (maximum)
  - 1) The following uses are permitted in all non-residential parcels:
    - a) Commercial & Educational Training Centers
    - b) Entertainment/Experience uses, including Multi-media Production Studios
    - c) Hotel & Conference Center
    - d) Restaurants
    - e) Retail Trades and Services (covered in 3.2.A)
    - f) Public Spaces and Plazas
    - g) Veterinary Clinics
  - 2) The following additional uses are permitted in Parcel A only:
    - a) Adult Day Care
    - b) Age-Restricted Housing
    - c) Assisted Living
    - d) Office/R&D exclusive of Manufacturing
- B. Residential: 1,445 dwelling units
  - 1) Minimum 190 inclusionary affordable housing units for rental development or for-sale development. At least 70 affordable units shall be family rental units. Up to 36 of the affordable units may be provided as age-restricted units including assisted living units (or in the alternative family rental or family for-sale units), provided that required Medicaid beds included in a market-rate assisted living complex shall qualify as surplus units beyond the 190 required units because assisted living units do not count as residential units for the purposes of the redevelopment plan. The remaining 84 affordable units may be provided as family rental or for-sale units. 13% of the total affordable units, including 13% of the total family units within each bedroom distribution, shall be very-low-income units as defined in the Fair Housing Act, as part of 50% of the total affordable units, including 50% of the total family units within each bedroom distribution, being low income units as defined in the Fair Housing Act; the affordable units shall otherwise comply with UHAC.
  - 2) Parking spaces shall comply with RSIS standards and with ADA standards.
  - 3) Active and passive recreation areas are permitted in all residential parcels to serve the Richwood community. These can include such amenities as clubhouses, pools, parks, plazas, etc.

- 4) Residential uses are permitted by parcel as follows:

Uses	Parcel						
	D1	D2	E	F	G	H	I
Single-Family (Detached)	NP	P	P	P	P	NP	P
Townhomes	NP	P	P	P	P	P	P
Stacked Townhomes	P	P	P	P	NP	P	P
Multi-Family	P	NP	NP	NP	NP	NP	NP
Special Needs Housing	P	P	P	P	P	P	P
Assisted Living	NP	NP	NP	NP	NP	P	NP
Age-Restricted Housing	P	P	P	P	P	P	P

P=Permitted, NP=Not Permitted

### 3.2 Permitted with Conditions

- A. Large box retail stores up to 200,000 square feet are permitted.
- B. Self-Storage Facilities are permitted only on Parcel A and are subject to the condition that the site plan comply with sections 4.2.A and 4.7.E.
- C. Drive-thrus are permitted on all end caps in Parcel C only. Standalone drive-thrus (i.e. pad sites) shall be limited in number, with up to five (5) permitted between Parcels A and B and one (1) permitted in Parcel C.
- D. An additional 100 market rate dwelling units on Parcel J, as depicted on the Overall Redevelopment Plan, are conditionally permitted pursuant to a financial contribution to the Township and the provision of a four (4) acre public park, which shall be subject to Joint Land Use Board Approval. If no contribution is agreed to, the land shall be improved and donated to the Township. All standards for single-family units and open space improvements shall be followed. The possible 100 market rate dwelling units shall not be applied against the max 1,445 dwelling units permitted in the Richwood Redevelopment Area.

### 3.3 Accessory Uses

- A. Residential
  - 1) Detached and attached private garages, parking spaces, and parking areas, and/or lots subject to the standards set forth in this redevelopment plan.
  - 2) Private passive or active recreational facilities, including, but not limited to: a clubhouse and swimming pool
  - 3) Stormwater management facilities
  - 4) Signs pursuant to Section 5.5
  - 5) Fences and hedges pursuant to Section 4.7
  - 6) Private trash/recycling enclosures
  - 7) Parking, streets and driveways subject to the New Jersey Residential Site Improvements Standards ("RSIS") except as modified herein.
  - 8) All necessary utilities
  - 9) Storage Sheds
  - 10) Maintenance buildings for mid-rise apartment buildings
  - 11) Internal Courtyards
  - 12) Home Occupation



### 3.4 Prohibited Uses

- A. All uses not explicitly permitted are prohibited, including, but not limited to:
- 1) Check Cashing businesses
  - 2) Kennels
  - 3) Sexually oriented businesses, including massage parlors that are not medically related or operated as part of a national chain.
  - 4) Tattoo, body piercing, or branding establishments
  - 5) Manufacturing and other commercial uses deemed to be hazardous in the building code
  - 6) Pawn Shops

### 3.5 Program and Phasing

- A. The program and phasing for the Redevelopment shall be as follows:

	Estimated Yield	Cap On Yield	Set Aside Units*	Max Units Per Parcel	Uses/Notes
Non-Residential					
Parcel A	400,000	Max of 1 Million ft²			Commercial uses, R&D, Office, and Assisted Living** General Retail/Restaurants and other commercial uses Entertainment/Experience theme, including General Retail/ Restaurants
Parcel B	400,000				
Parcel C	200,000				
Residential					
Parcel D1	350	Max of 1,445 Units, of which 190 Affordable	70	350	Multi-family (max. 350 multi-family dwelling units), Stacked TH, Age-Restricted Housing**
Parcel D2	233		32	250	SF, TH, Stacked TH, Age-Restricted Housing**
Parcels E & F	235		24	325	SF, TH, Stacked TH, Age-Restricted Housing**
Parcel G	195		0	250	SF or TH, Age-Restricted Housing**
Parcel H	104		36	275	TH, Stacked TH, Age-Restricted Housing**, Assisted Living**
Parcel I: 1A	151		0	350	SF, TH, Stacked TH, Age-Restricted Housing**
Parcel I: 1B	177		28	--	SF, TH, Stacked TH, Age-Restricted Housing**
Phasing - Additive					
Phase 1 (I:1A & I:1B)	328		28	--	
Phase 2 (D1&D2)	911		130	--	
Phase 3 (E&F)	1,146		154	--	
Phase 4 (H)	1,250		190	--	
Phase 5 (G)	1,445		190	--	
Other Parcels for Redevelopment					
Parcel J	100		0%	100	Single-family and Public Park, pursuant to purchase agreement with Township. 100 dwelling units not applied to the 1,445 max.
Parcel TA	70		70	70	Subject to separate redevelopment plan, to be developed separately from the Richwood Redevelopment Area. These units shall not count toward the 1,445 total units or 190 total affordable units.



Note: No phasing restrictions apply to the non-residential development.

\* Affordable units must be integrated and dispersed within each neighborhood of Richwood in accordance with in accordance with N.J.A.C. 5:93-5.6(d), with a maximum set aside of 25% in any one parcel. The overall affordable unit types in the development shall conform with the minimums and maximums and other requirements specified in section 3.1(b)(1).

\*\*Age-restricted housing units located in Parcels D1, D2, E, F, G and/or I and any non-Assisted Living related age-restricted housing units located in Parcel H will be counted as "housing units" toward the 1,445 unit cap.

\*\*\* Assisted Living units do not count as "housing units" toward the 1,445 unit cap.

### 3.6 Off Tract Improvements, Timing & Finance

The Developer will construct all off-tract improvements lawfully required as a result of the development. The off-tract improvements will be phased and installed in conjunction with construction on the applicable parcel(s).

### 3.7 Bulk Standards

A. The following bulk standards shall apply to the permitted uses:

**Figure 5. Table of Bulk Standards**

Use	Max. Coverage*	Min. Front Setbacks†	Max. Front Setbacks†	Min. Distance Between Bldgs (Side)	Min. Distance Between Bldgs (Front/Rear)	Max. FAR	Max. Height
<b>Non-Residential</b>							
Hotel & Conference	80%	0 Ft	10 Ft <sup>1</sup>	10 Ft	25 Ft	0.50	45 Ft
Office/R&D	80%	5 Ft	15 Ft <sup>1</sup>	10 Ft	25 Ft	0.50	60 Ft
Retail Trades & Services	80%	0 Ft	15 Ft <sup>1</sup>	10 Ft	25 Ft	0.50	40 Ft
Restaurants, including drive-thrus	80%	5 Ft	-	10 Ft	25 Ft	0.25	30 Ft
Hospitality	80%	5 Ft	-	10 Ft	25 Ft	0.75	60 Ft
Entertainment & Experience uses	80%	5 Ft	-	10 Ft	25 Ft	0.50	45 Ft
Assisted Living	70%	5 Ft	-	10 Ft	25 Ft	0.50	60 Ft
<b>Residential</b>							
Single-Family Detached Home with Front Garage	50%	20 Ft	-	10 Ft	50 Ft	-	45 Ft
Single-Family Detached Home with Rear Garage	50%	5 Ft	-	10 Ft	40 Ft	-	45 Ft
Single-Family Attached Home with Front Garage	80%	20 Ft	-	10 Ft <sup>Δ</sup>	50 Ft	-	50 Ft
Single-Family Attached Homes with Rear Garage	85%	5 Ft	-	10 Ft <sup>Δ</sup>	40 Ft	-	50 Ft
Stacked Townhomes	90%	5 Ft	20 ft	10 Ft <sup>Δ</sup>	40 Ft	-	60 Ft
Multi-family	70%	5 Ft	20 ft	30 Ft	50 Ft	-	60 Ft
Special Needs Housing	70%	5 Ft		30 Ft	50 Ft	-	60 Ft

\* Includes both Buildings and Parking.

† All front setbacks shall be measured either from the interior edge of the required sidewalk, or the inside edge of the required buffer, whichever is nearest to the affected building facade (See **Figure 14** through **Figure 18**). Corner properties shall be considered to have two fronts.

<sup>1</sup> Maximum Front Setbacks for non-residential uses shall only apply to Parcel C.

<sup>Δ</sup> End units.

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B. Additional Bulk Standards

- 1) An additional 10 feet side yard setback shall be required for all single family detached and attached homes on corner lots.
- 2) For multi-family structures, including Special Needs Housing, on the same lot the following setback shall be observed between buildings: 50 feet to front.

**3.8 Parking Standards**

- A. The following parking standards shall apply to all development within the Richwood community:
- 1) Residential – in accordance with RSIS standards.
  - 2) Non-Residential – a minimum of four (4) spaces per 1,000 gross square feet.
  - 3) Assisted living, and special needs housing - 1 space for every 4 independent dwelling units, 1 space for each employee per major shift, and visitor parking at the rate of 2 spaces for every 10 independent dwelling units, comprehensive care units, and assisted care units.

**3.9 Variances, Waivers and Deviations**

In order to ensure the development of the Inclusionary Development contemplated in this Redevelopment Plan, and consistent with the Court-approved settlement agreement reached by and between the Township and Fair Share Housing Center ("FSHC") and the Court-approved Settlement Agreement by and between the Township and the developer, the Joint Land Use Board shall have the authority to grant reasonable exceptions, waivers and/or "C" variances necessary to accommodate the Inclusionary Development. Notwithstanding the foregoing, in no event shall the Joint Land Use Board be authorized to grant any "d" variances for the Inclusionary Development.



## 4.0 PLANNING AND DESIGN STANDARDS

### 4.1 Site Planning Standards

The township and the developer of the Richwood Inclusionary Development have worked closely to establish visions for the various sections of the community, as illustrated in **Figure 4 on page 7** and reproduced below. The site plans for individual portions of the community should embrace these visions. The following planning and design standards articulated in this section provide a framework for implementing that vision.





## 4.2 Parcels A+B (Non-Residential)

- A. The vision for Parcel A is to allow for a development that includes a mix of major retail, office, commercial and assisted living uses. Any self-service storage facilities shall be located to the rear of the parcel away from Lambs Road and from Route 322.
- B. The vision for Parcel B is to allow for development that mimics a major, regional shopping center. This may be comprised of anchor tenants such as department stores, as well as specialty and fashion stores.
- C. Within Parcels A and B, the following guidelines should drive development:
  - 1) Public roads shall be held/defined by four-sided architecture.
  - 2) Public road building entrances shall be incorporated on as many facades as possible.
  - 3) Outdoor cafes shall be encouraged throughout.
  - 4) Pedestrian connectivity shall be incorporated throughout, through the use of paths and sidewalks.
  - 5) Large parking areas should be “broken up” using landscaping elements, public open spaces and plazas, and pad site development.
  - 6) A defined material palette shall provide a cohesive overall feel to development, while expressing corporate identity/branding.
  - 7) Service elements shall be screened from public view.
  - 8) Sustainable design (buildings, infrastructure, etc.) shall be encouraged.
  - 9) The overall feel of the development shall be leafy and verdant.
  - 10) Public realm elements shall be provided to encourage vibrant interaction and a sense of place.

**Figure 6. Vision Images Illustrating Parcel A+B development**





### 4.3 Parcel C (Non-Residential/Lifestyle Center)

- A. The vision for Parcel C is to allow for development of a lifestyle center, a mixed-used commercial development that combines retail functions with leisure amenities, public spaces, and dining opportunities. The parcel will be anchored by a shopping center where retail buildings are double-sided: it will be oriented towards both an internal, pedestrian-only walkway and to external parking and circulation. This center will be supported by residential construction that is within easy walking distance.
- B. Development in Parcel C will follow the guidelines set forth in **Section 4.2 - Parcels A+B (Non-Residential)** as well as the following:
- 1) Lifestyle amenities shall be included, such as restaurants, grocery stores, and/or movie theatres.
  - 2) Vibrant public spaces shall be included within the development that incorporate space for passive and active recreation, high-quality furnishings, and robust and varied landscaping.
  - 3) Connectivity (pedestrian/vehicular) shall be integrated both internally and to adjacent parcels.
  - 4) There shall be a prominent pedestrian/vehicular promenade connecting 322 to the core.
  - 5) All architecture along the edge of 322 and County Loop Road shall have quality primary and secondary facades.
  - 6) Drive-thru shall be permitted as end caps to inline retail. One (1) freestanding drive-through shall be permitted by right; additional drive-throughs are permitted subject to Joint Land Use Board approval.
  - 7) Service elements shall be screened from public view.
  - 8) Public streets shall be defined by architectural edge (general U shape oriented toward promenade) with permeability.

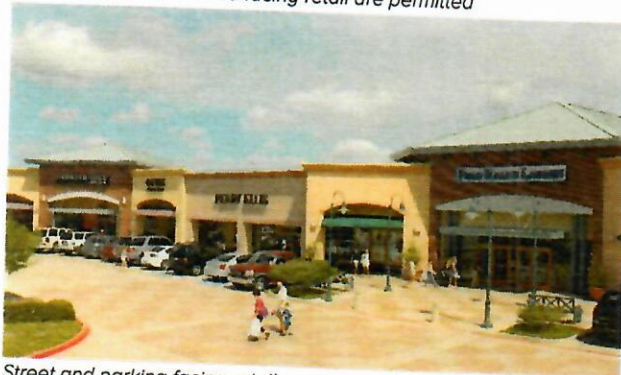
**Figure 7. Vision Images Illustrating Parcel C development**



*Internally pedestrian area facing retail are permitted*



*Internally pedestrian area facing retail are permitted*



*Street and parking facing retail*



*Entrance way to pedestrian retail*



- 9) The development shall feel leafy with plaza, parks, planters, and an urban edge.

#### 4.4 Residential Parcels

- A. The vision for the residential parcels is to allow for development of a variety of dwelling types and densities to meet the varying needs of the current and future residents of the Township.
- 1) Interconnectivity shall be required within and between neighborhoods, both in streets and open space networks.
  - 2) Development shall follow an orthogonal gridded street pattern.
  - 3) There shall be a two-minute walk to "activity zones," such as active open space, public plazas, recreational amenities, or mixed-use/commercial/retail areas.
  - 4) Public spaces shall be included at the neighborhood scale.
  - 5) There shall be a blend of housing types, generally speaking with higher-density housing closer to Parcel C.
  - 6) Community facilities (such as pool, community center, courts, athletic fields, play equipment) shall be provided to serve the entire Richwood community.
  - 7) The plan shall allow for a flexibility of market adaptations for building types.
  - 8) Streets shall be designed with a hierarchy, with higher order streets incorporating durable and attractive street furniture, plantings, and amenities of a quality to support higher levels of public use. Complete streets should be a design goal, scaled appropriately.
  - 9) All architecture shall be designed with a coherent approach to design that ensures that: there is a consistent palette of materials across buildings, buildings are designed proportionately, architectural elements serve functional purposes, and that architectural elements do not create confusion for users.
  - 10) Affordable housing shall be required within residential parcels, as outlined in Section 3.5.

**Figure 8. Vision Images Illustrating Residential Development**





## 4.5 Circulation

Richwood shall have an integrated network of streets, green linkages, pedestrian and bicycle paths, and sidewalks to assure that transportation and open space work in tandem to provide interconnected mobility throughout the community. The Redevelopment shall have a circulation and mobility system that substantially conforms to the plan illustrated in **Figure 9**. There shall be easy access within and between neighborhoods and commercial centers. All streets and commercial parking areas shall be accessible to the public and there shall be no gated facilities or neighborhoods.

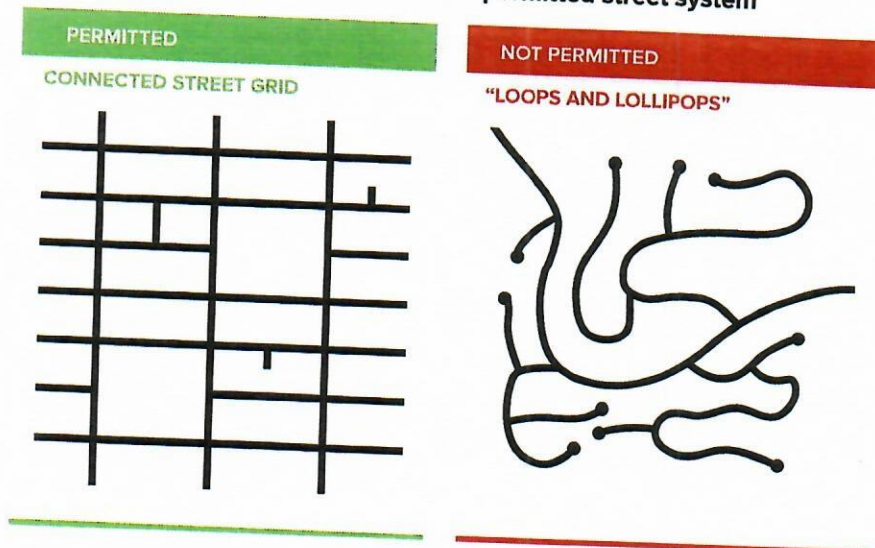
### A. Vehicular Mobility

- 1) A new roadway system of streets roughly parallel to Route 322 shall provide local traffic an alternative to traveling on Route 322.
- 2) Adjacent commercial/retail areas shall be interconnected through a system of parking areas, roadways, and pedestrian walks.
- 3) Mass transit systems shall be accommodated with signage, stops, shelters, and pull-offs.
- 4) All roadways are subject to review and approval by Gloucester County and/or NJDOT. Roadways under State or County jurisdiction are subject to their review and approval.

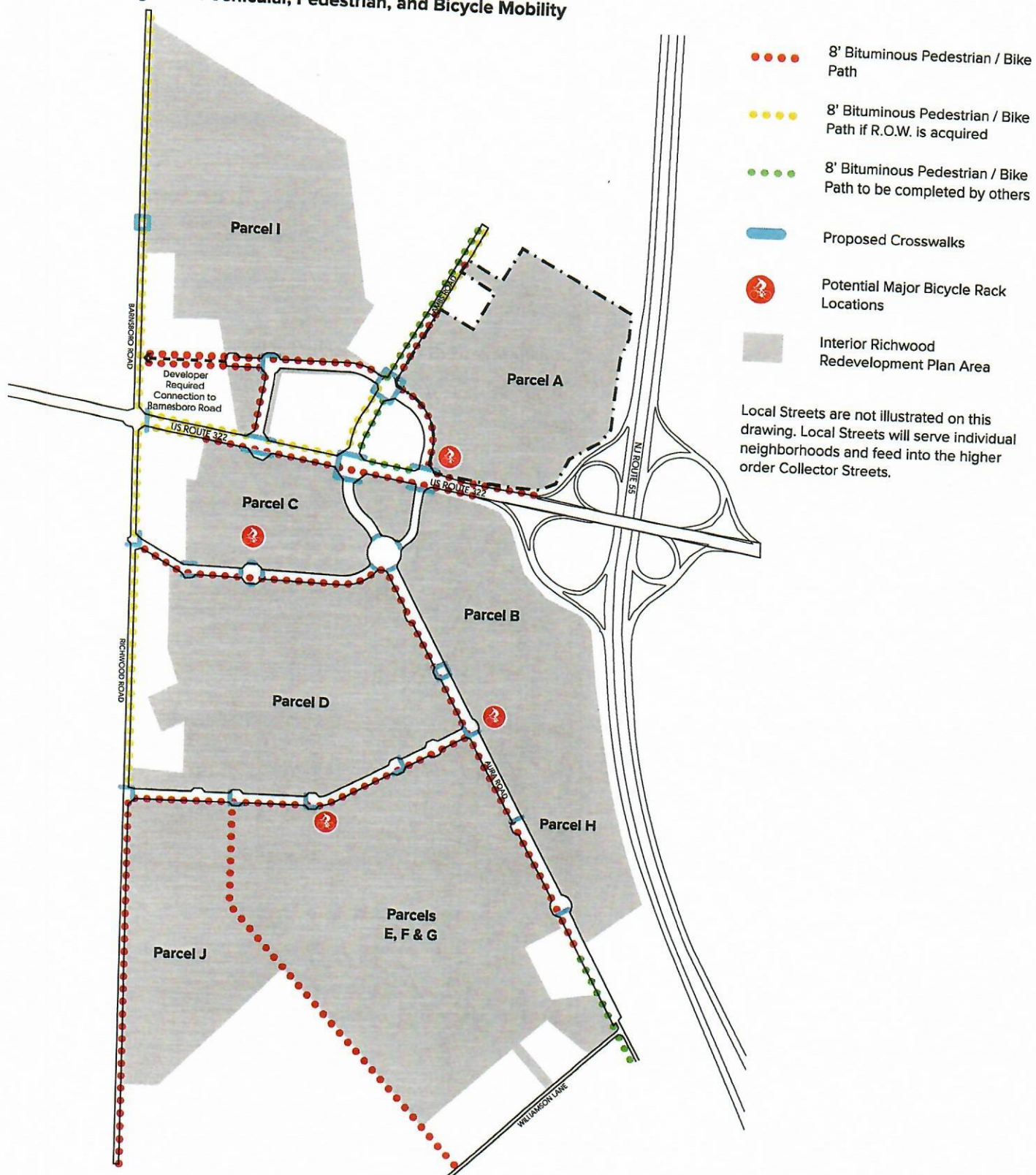
### B. Bicycle/Pedestrian Mobility

- 1) There shall be user-friendly design solutions that accommodate pedestrians, cyclists, and those with disabilities.
- 2) Sidewalks, crosswalks, curb cuts, parking areas, and plaza amenities shall be accessible to those with disabilities in accordance with the Americans with Disabilities Act (ADA).

**Figure 9. Example of permitted and not permitted street system**



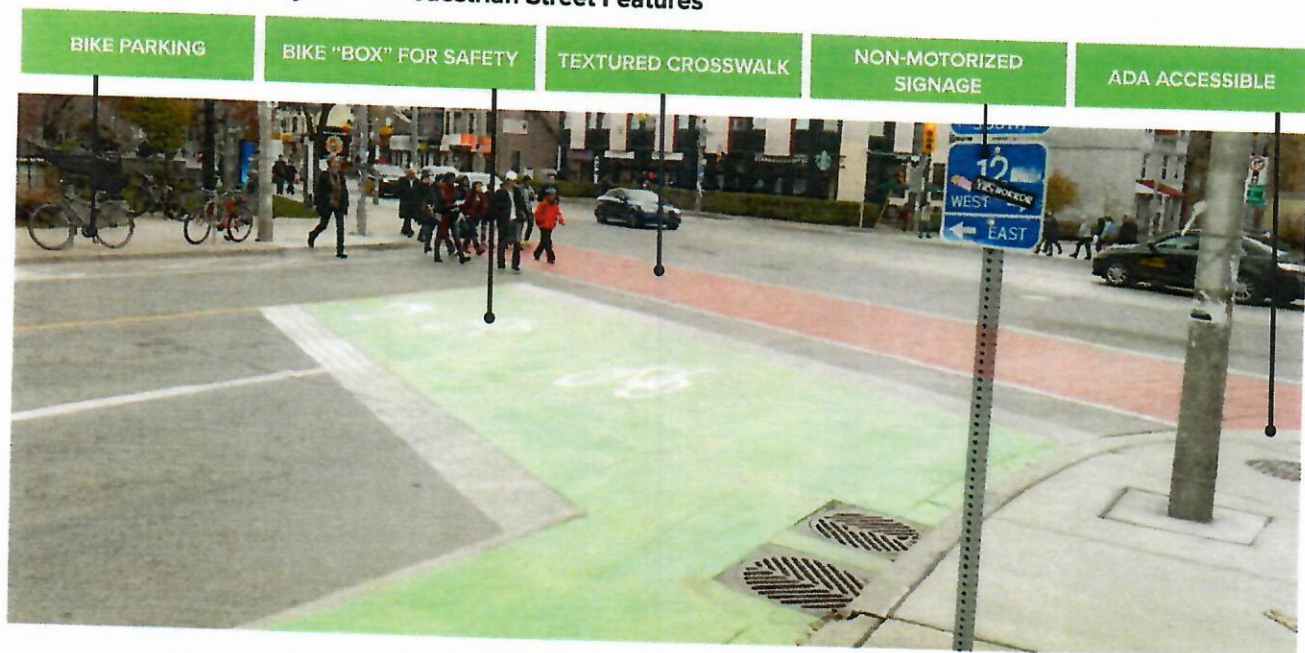
**Figure 10. Vehicular, Pedestrian, and Bicycle Mobility**





- 3) All crosswalks shall be clearly delineated by a material different from the surrounding road surface by the use of durable, low maintenance surface material to be approved by the Joint Land Use Board. Materials such as pavers and scored concrete are acceptable. Painted tiger stripe markings are permitted subject to Joint Land Use Board Approval.
- 4) Belgian block curbs shall be constructed on both sides of all streets and parking lots within the Redevelopment Area.
- 5) Sidewalks and plazas shall be made comfortable for use by pedestrians through the use of landscaping, overhangs and canopies for shade and non-heat absorbing materials. Pedestrian circulation layout on any development site shall take into account off-site generators of pedestrian movement, such as open spaces, schools, transit stops, and existing/proposed residential neighborhoods.

**Figure 11. Permitted Bicycle and Pedestrian Street Features**



- 6) All traffic control structures, including traffic signal armatures and housings, stop sign posts, and street sign posts shall be black.
- 7) Common Areas shall be accessible from all buildings and connected both internally and externally by a comprehensive on-site pedestrian/bicycle circulation system.
- 8) A system of clearly defined bump-outs, refuge islands and interconnected sidewalk paths shall be incorporated in all commercial or non-residential developments to provide safe pedestrian and bicycle access through and within parking lots and internal roadways. Raised sidewalks and speed tables may be used to reduce potential auto/pedestrian/bicycle conflicts. All pedestrian/bicycle systems shall be designed incorporating trees, shrubs, benches, flower-beds, ground covers, and lighting.



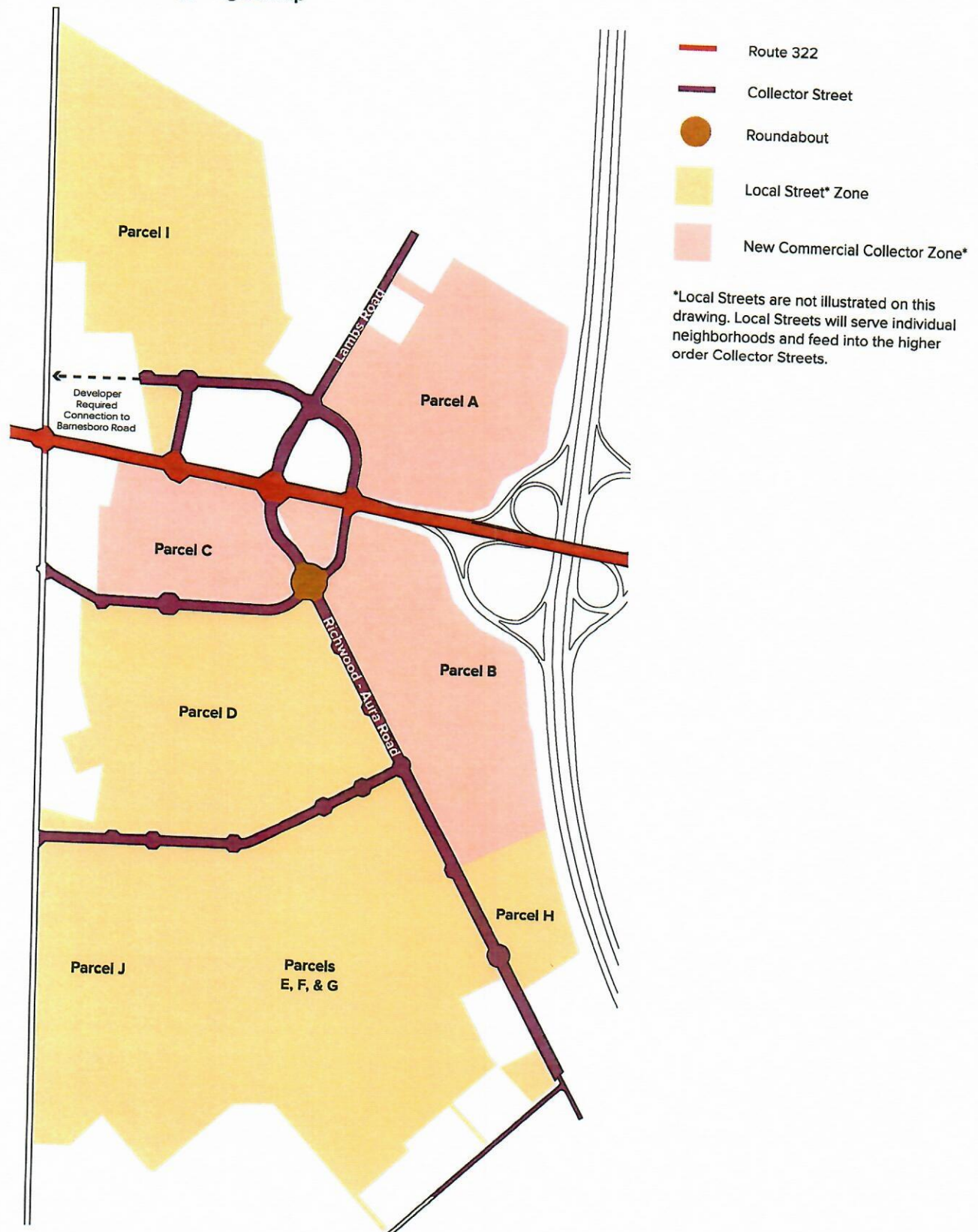
### C. Roads and Improvements

- 1) Construction of new roads and improvements to existing roads (Route 322, Aura Road, Lambs Road, Richwood Road, and Barnesboro Road) will be determined by traffic volumes at the time each development takes place and these will be phased in over time. New roads constructed within Richwood shall conform to the details as shown in **Figure 14, Figure 15, Figure 16, Figure 17, and Figure 18**, and be substantially located as illustrated in **Figure 13**.

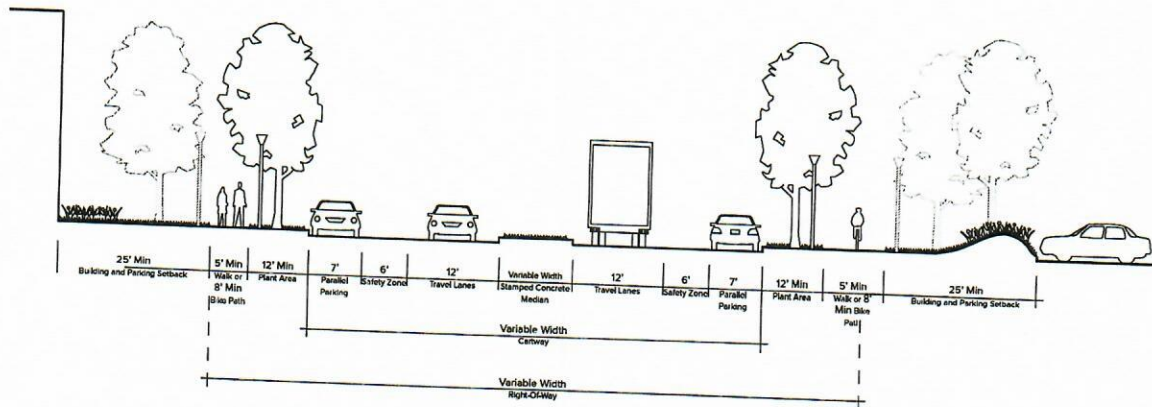
**Figure 12. Commercial Area Pedestrian Elements**



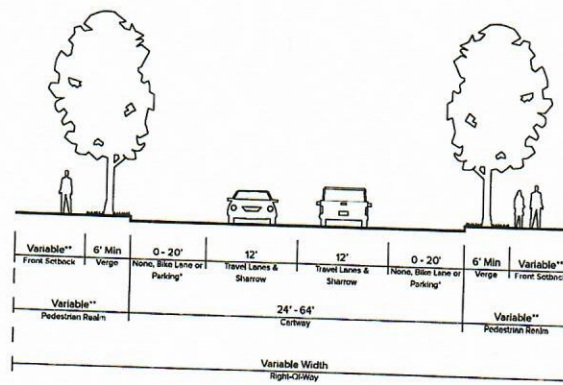
**Figure 13. Street Typologies Map**



**Figure 14. Collector Street**



**Figure 15. New Commercial Collector**



\* bike lane shall be a minimum of 6 feet wide; parking may be parallel or back-in angle parking

\*\* see Figure 5 - Table of Bulk Standards on page 11

**Figure 16. New Local Streets**

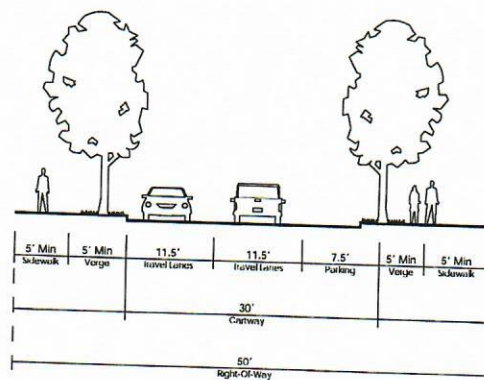




Figure 17. Route 322

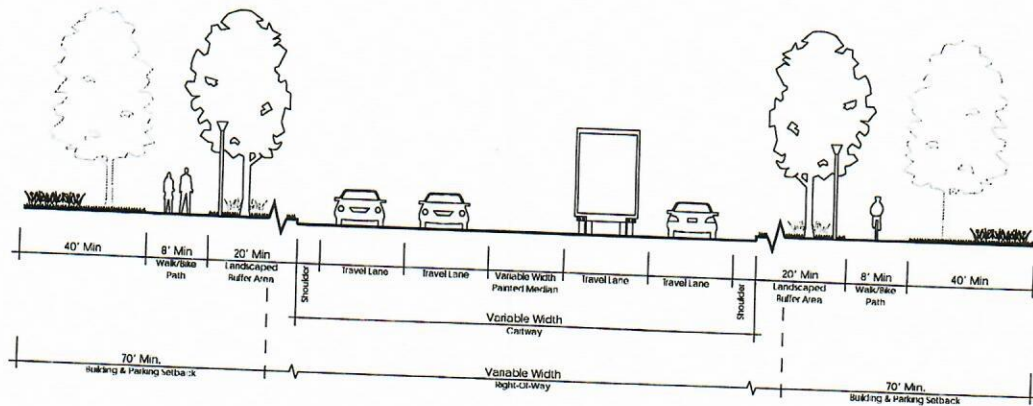
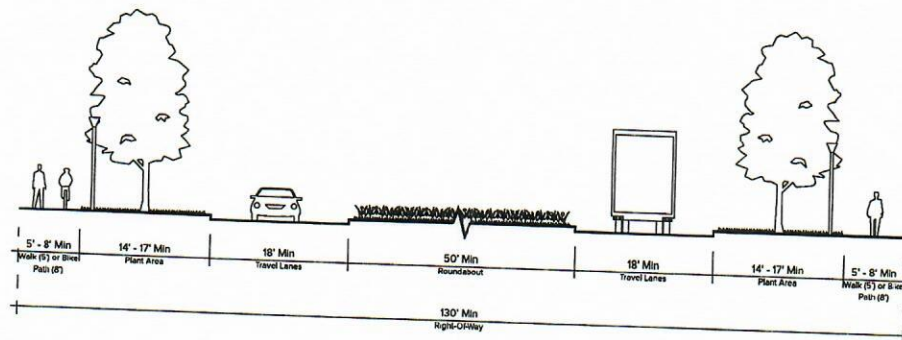


Figure 18. New Roundabouts



## 4.6 Pedestrian Realm

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

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

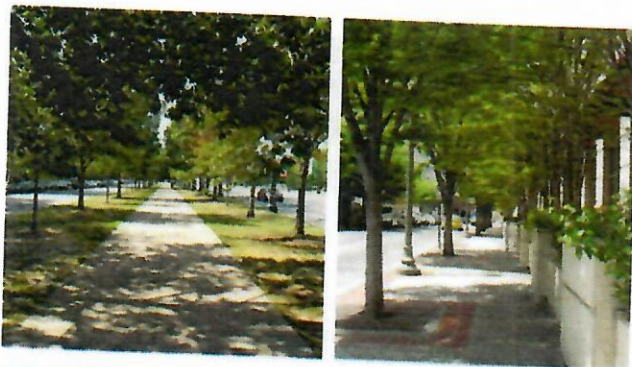
Comfortable and attractive street furniture that is accessible to all including the physically disabled shall be provided in public spaces for public enjoyment and comfort. Street furniture to be approved by the Joint Land Use Board shall include park benches, seating and tables, trash receptacles, information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

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

**Figure 19. Sidewalks**

### REQUIRED

#### SIDEWALKS AND OPEN SPACE WITH LANDSCAPED SHADING



### NOT PERMITTED

#### NO OR INFREQUENTLY PLANTED TREES THAT PROVIDE NO SHADE

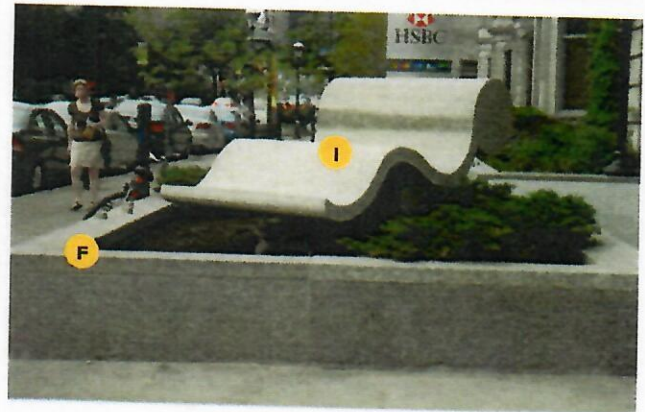
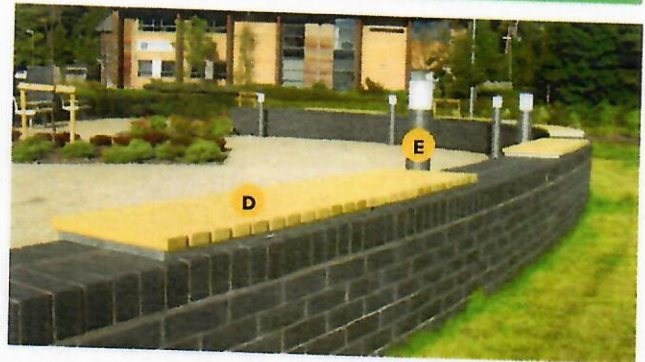


*All images contained in these guidelines are illustrative. Alternative designs and products are permissible.*



**Figure 20. Pedestrian Realm Elements**

**REQUIRED**



- |                                   |                             |
|-----------------------------------|-----------------------------|
| <b>A</b> Benches                  | <b>F</b> Functional seating |
| <b>B</b> Trash Receptacles        | <b>G</b> Bike Racks         |
| <b>C</b> Proximity to Shade Trees | <b>H</b> Playground         |
| <b>D</b> Low Wall Seating         | <b>I</b> Public Art         |
| <b>E</b> Pedestrian Lighting      |                             |

*These images are examples. Final site furnishings shall be provided at site plan approval.*



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#### **4.7 Edges and Buffers**

Except as modified herein, edges shall follow buffer standards found within Section 255-138 Landscaping and Buffers of the Township Code. The primary purpose of edges and buffers are to eliminate views and reduce noise perception beyond a lot line.

Buffers are required in the following locations:

- 1) Along all project boundary lines.
- 2) To screen above ground utility or telecommunication equipment.
- 3) Along edges where parking lots share property lines with streets or other parcels.
- 4) At service and loading areas for non-residential uses.
- 5) Along existing roads and property boundaries for proposed uses in Parcel A

Except as modified in this plan, there shall be a minimum tract perimeter buffer of 25 feet from any existing adjacent residential areas or zones consisting of preserved existing and supplemental landscape material and/ or fences and walls to provide a reasonable visual buffer. The tract perimeter buffer for all other locations shall be 25 feet, except where noted below.

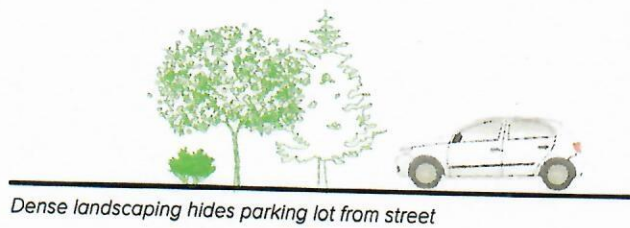
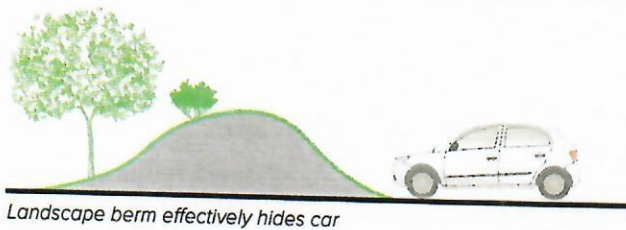


### A. For Parking Lots

Parking lot layout, landscaping, buffering, and screening shall be provided to minimize the direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of summer shade. Planting, fences, walls, berms, or a combination thereof, not less than 4 feet in height shall be provided between an off-street parking lot and any public right-of-way except where a building intervenes. Interior parking lot landscaping equal to or exceeding 10% of the gross square footage of the paved areas of the site used for driveways and parking shall be provided.

**Figure 21. Parking Area Buffers**

#### REQUIRED



#### PERMITTED



#### NOT PERMITTED





**B. For Electrical and Mechanical Equipment Buffers.**

All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of a building and away from entrances.

**C. For Loading, Refuse Collection, and Service Utility Area Buffers**

- 1) The required method of screening shall consist of 8 foot tall brick or masonry walls and metal gates compatible in color and texture with building walls. A buffered landscape strip shall be required. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or about a windowless façade. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.
- 2) All containers shall be visually screened with a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties, or streets. Enclosure finishes and colors shall be united and harmonious with the overall architectural theme of the building. Bollards shall be black.
- 3) Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
- 4) Any loading, refuse, or other service that faces a public view requires special attention. An applicant is required to illustrate special design consideration to provide an attractive public view.

**Figure 23. Load, Refuse, and Service Utility Area Examples**

REQUIRED



**A** Masonry Wall

**C** Landscaping

**B** Metal Gates

NOT PERMITTED



**A** Chain-link Fence

**C** Landscaping

**B** Cinder-block Wall

**D. For Stormwater Management**

All stormwater management facilities shall be planted so as to blend into the surrounding landscape and promote the desired "leafy" feel of Richwood.



#### **E. For Self-Service Storage Facilities**

If self-service storage facilities are proposed in Parcel A there will be visual screens from adjacent roadways and property lines. These will include the development of retail uses along Route 322 and appropriate landscaping between the retail and self-service storage facility buildings to screen the views of the buildings from Route 322. The following buffers and setbacks are required:

- 1) A minimum 50 foot landscaped buffer along all properties zoned residential and Route 55. The landscape buffer shall include existing and proposed evergreen and deciduous trees and shrubs that will screen views of long architectural facades.
- 2) A minimum 500 foot setback from Lambs Road
- 3) A minimum 1000 foot setback from Route 322

#### **F. Key Buffers**

There are four important buffers along existing roadways. These include:

- 1) **Route 55**
  - a) The minimum buffer width along NJ Route 55 shall be 40 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 30 feet for no more than 20% of the total linear footage of buffer.
  - b) A buffer shall be landscaped with predominantly evergreen trees and shrubs. Deciduous and ornamental trees shall be interspersed along the buffer frontage to create variety and interest. Special attention shall be provided to fully screen loading areas from public view.
- 2) **Route 322**
  - a) The minimum buffer width along NJ Route 322 shall be 40 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 30 feet for no more than 20% of the total linear footage of buffer.
  - b) A buffer shall be landscaped with predominantly deciduous street trees on either side of the pedestrian path to provide shade. In addition, the buffer shall be landscaped with predominately evergreen shrubs between the trail and parking lot to provide visual relief from parked vehicles. Community signage shall be permitted within the Route 322 buffers. Community signage shall not be any more than 60' from the property line and no less than 30' from the edge of road. Community signage shall be made of durable materials, such as masonry or the like. Directional signage, i.e. wayfinding, is permitted within the buffer. Directional signage shall be compatible in design with the community signage. Directional signage shall be not larger than 6' in width and 10' in height.
- 3) **Aura or Lambs Road**
  - a) The minimum buffer width along Aura or Lambs Road shall be 25 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.
  - b) Screen walls shall be employed for any section of buffer that is adjacent to a loading area and/or trash dumpster. The screen wall shall be high enough to completely screen the objectionable view. The screen wall shall be faced with brick or stone.



#### 4) **By-Pass Road**

- a) The minimum buffer width along the By-Pass Road shall be 25 feet deep as measured from the property line to any building, parking, and/or loading. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.
- b) Screen walls shall be employed for any section of buffer that is adjacent to a loading area and/or trash dumpster. The screen wall shall be high enough to completely screen the objectionable view. The screen wall shall be faced with brick.

### **4.8 Open Spaces and Recreation**

A planned open space system shall be integrated into the overall redevelopment plan for Richwood.

#### A. The open space shall be located as follows:

- 1) 20% of the total land area shall be set aside as open space. This can include such amenities as plazas, greens, linear parks, active, and passive recreation. No more than 50% of the required open space shall be in the form of wetlands, wetland buffers, flood plains, swales, recharge areas, and detention and retention areas if designed as an amenity.
- 2) A total of 1.0 acre of open space obligation shall be required in Parcels A + B.
- 3) A total of 1.0 acre of open space obligation shall be required in Parcel C.
- 4) Residential Parcels
  - a) A total of 55.0 acres of open space obligation shall be required in sum for all residential parcels. No residential parcel shall have less than 5 acres of open space.
  - b) Land allocated for schools or other public facilities shall not contribute to the overall open space requirements within residential parcels.

#### B. Recreational Space

- 1) A minimum of 500 square feet of recreational space shall be provided for each residential unit proposed within Richwood.
- 2) Recreation space includes all recreational activities that require special facilities, fields, or equipment, such as community centers, pocket parks, playgrounds, ice skating rinks, running tracks, and athletic facilities, including playing fields for athletic events. This is not meant to be an all-inclusive list of recreation facilities.
- 3) Recreation space shall not include any environmental features such as wetlands or man-made non-usable space such as stormwater management facilities unless such stormwater management facilities are serving the proposed recreational activity (such as the parking lot for a community center).
- 4) Recreational space shall not exceed 4% grade once constructed.
- 5) Recreation space shall be provided within 700 feet from all proposed residents so it is accessible to each resident of the community.
- 6) Physical improvements to recreation space can be used to offset the required recreation area. The compensatory rate shall be \$100,000 for each acre of recreation space not provided. For example, if 200 residential multi-family units are proposed within a retail development of the community, which would require +/- 2.3 acres of recreation space, the applicant can create a minimum \$230,000 community center to serve these residents and the physical improvements shall compensate for the reduced area.



C. Size, Location, and Design

- 1) Open space must be a minimum of 25 feet wide and 1,000 square feet in area to be credited toward the minimum open space requirement.
- 2) To the greatest extent possible, open spaces shall be centrally located within the parcels and serve as an anchor to the various districts.
- 3) As illustrated below, recreation space located within the residential parcels shall have New Local Streets (see **Figure 16 on page 22**) on at least two sides. If a non-rectangular park is constructed, fifty (50) percent of the edge condition shall be bordered by a Local Street. Similarly, two sides or fifty (50) percent of the park shall have residential uses facing the park.

**Figure 24. Residential Open Space**



- 4) Plazas, pedestrian pathways, and other public open spaces shall include amenities such as water features, public art, gazebos, shade trees, shade structures, trash receptacles, benches, lights, trellises, or other similar features to the satisfaction of the Redevelopment Entity.
- 5) Open spaces within each parcel shall be designed to provide adequate shade and shelter. There must be an option for sheltered and/or shaded seating.

D. Materials and Design

- 1) Recreation Spaces must be designed to enhance the aesthetic attributes of the proposed development. At least 50% of these areas shall be planted with a combination of shrubs, grasses and ornamental trees and no more than 20% may be hardscape.
- 2) Recreation Spaces should be designed to:
  - a) Promote human interaction and social activities
  - b) Be safe, welcoming, and accommodating for all users

- c) Have design features that are visually interesting
- d) Relate to bordering uses
- e) Consist of quality materials
- f) Be easy to maintain

## 5.0 ARCHITECTURAL STANDARDS

### 5.1 Non-Residential Buildings

This section begins with a vision and specific standards for each non-residential parcel. This is followed by general design guidelines for all non-residential parcels.

#### A. Parcels A + B

- 1) As illustrated in **Figure 26**, The design standards for Parcel A are intended to balance the needs of office, research & development, commercial, retail, and assisted living with the overall aspirations of Richwood, including variety, pedestrian scale, and quality materials. The Design goals and objectives are the same for Parcels A and B
- 2) As illustrated in **Figure 25**, the design standards for Parcel B balance the marketing and functional branding of large retail, commercial, and office prototypes with the overall aspirations of Richwood, including variety, pedestrian scale, and quality materials.
- 3) Design Goals and Objectives
  - a) Provide retail tenants with brand identity and individual expression within a cohesive, positive character for all retail development.
  - b) Balance unified architecture and local variety.
  - c) Use architectural massing to create rhythm and interest in facades.
  - d) Encourage pedestrian circulation and patronage of multiple facilities while accommodating vehicle traffic, signage, and loading requirements of large buildings.
  - e) Enhance the character of the non-residential components of Richwood through the use of unified materials, lighting, and other architectural elements.
  - f) Address exposed highway and secondary facades so they tie into the overall building's architectural character.
- 4) Design Guidelines
  - a) All commercial buildings shall be separated from parking or the street by a pedestrian realm, in accordance with the standards in **Section 3.7.A**.
  - b) Protection from rain and sun shall be provided through the use of functional awnings. Arcades are discouraged.
  - c) For buildings under 10,000 square feet, glass shall comprise a minimum of 25% of the primary facade. For buildings larger than 10,000 square feet, glass shall comprise a minimum of 20% of primary facades. Remaining sides require architectural enhancements every 20 feet of linear distance. Additional glazing on these sides counts towards meeting the architectural enhancements. Spandrel glass can account for up to 10% of all public facades.



Figure 26. Building architectural examples in Parcel A



Figure 25. Nonresidential building architectural examples in Parcel B



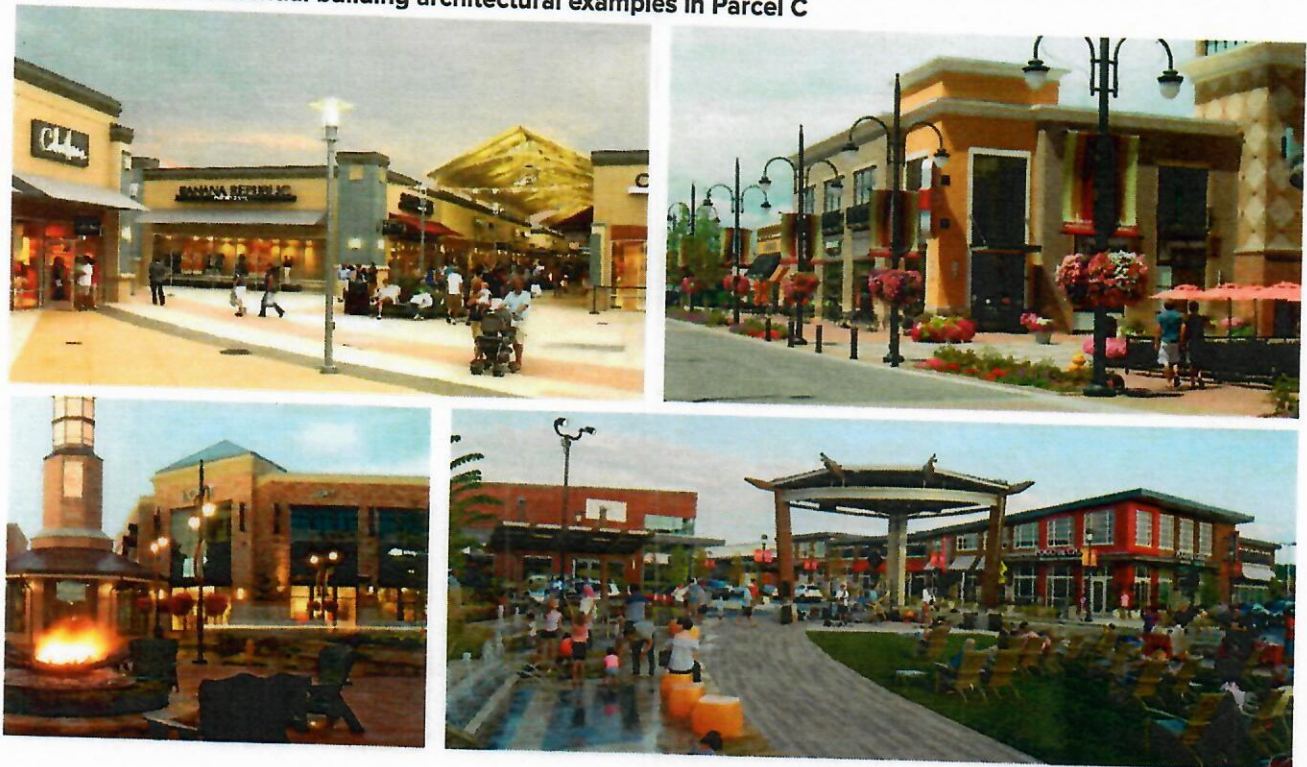


## B. Parcel C

Parcel C is a "lifestyle"-based area that encourages pedestrian connectivity through traditional architecture and site design best practices. The architectural character of Parcel C should be compatible with traditional town centers common to the North East United States.

- 1) Design Goals and Objectives
  - a) Encourage pedestrian circulation and safety through integrated site and architectural design.
  - b) Establish continuity with the architectural heritage of Harrison Township and encourage creativity and innovation according to time-tested design principles.
  - c) Balance architectural consistency with localized variety and massing to create rhythm, interest, and an authentic sense of place.
  - d) Enhance the character of the Town Center through the use of quality materials, lighting, storefronts, windows, and other architectural elements.
- 2) Design Guidelines
  - a) Traditional main streets emphasize the design and materials of the front facade facing the public sidewalk and street. Side elevations and building rears historically are a simplified version of the front and often include a change in material and less detail. Today's town centers often have parking areas in the rear, which require attention to rear and side facades, albeit a simplified version of the front. Exposed sides, such as corner buildings, require attention similar to the front facade.

**Figure 27. Nonresidential building architectural examples in Parcel C**





- b) As illustrated in **Figure 28**, buildings that front onto an internal pedestrian-only promenade or similar element are permitted. Such buildings, if provided, shall have primary facade architecture on the facade that fronts onto the promenade AND on any side that fronts onto a street or parking area. There shall be no blank walls facing streets.
  - c) Glass shall comprise a minimum of 25% of all primary facades.
- C. General Design Standards for Parcels A, B, and C
- 1) Massing and Rhythm
    - a) Massing and rhythm defines the macro or overall feel of an individual building or streetscape. Buildings and streetscapes should have a balanced horizontal/vertical rhythm of windows, offsets, roof lines, materials, and entrances highlighted by massing variety that includes layer vertical undulations, corner, or entry highlights with horizontal banding of material.

**Figure 28. Internally and externally facing facades**





- b) As illustrated in **Figure 29**, large buildings shall be designed as compositions of architectural bays and entrance elements. Bays shall be designated through a combination of changes in material, changes in roofline height, and changes in the organization of major architectural elements (such as windows), among other strategies.
  - c) The use of architectural elements meant to create a false sense of historic character is strongly discouraged. The use of faux elements such as neoclassical columns, triangular pediments, bell towers, and similar elements should be avoided. As illustrated in **Figure 30**, buildings are strongly encouraged to have strong, visually interesting entrances that are supported by architecturally consistent bays. The use of architectural elements that cut across bays and add visual interest are strongly encouraged.
  - d) As illustrated in **Figure 32**, buildings shall use a "Base, middle, top" organizational strategy. A base-middle-top strategy provides a flexible method for relating the building to the pedestrian experience (base), to the surrounding architecture (middle), and an opportunity for unique identity where the building meets the sky (top).
  - e) The "base" should be designed so that it is visually interesting and attractive for pedestrians. Facades should have a scale that relates to the pedestrian and all bays, excluding entrance elements, shall not exceed 50 feet.
  - f) Roof lines on front facades are allowed to change in a manner that naturally complements the facade breaks of the building.
- 2) Pedestrian Orientation
- a) As illustrated in **Figure 31**, all Public Facades should be designed to enhance the pedestrian experience, regardless of whether they face onto a public street, public space, or public parking lot.
- 3) Secondary Facades
- a) As illustrated in **Figure 33**, front facades and other facades visible from public property and/or rights-of-way should be designed with great attention to detail, materials, and the pedestrian experience. Design details such as cornices, roofs, awnings, windows, storefronts, and lighting shall be in keeping with the selected building architecture.
  - b) Not all facades are equally important. Secondary facades which are not visible from public rights-of-way are permitted to have fewer architectural details and more secondary materials than primary facades. These secondary facades should still exemplify the quality of design expected throughout the entire redevelopment area.
  - c) As illustrated in **Figure 34**, some buildings may have more than one primary facade.
  - d) Materials used for primary facades shall continue around the corner onto secondary facades (minimum 24") and be terminated at a natural massing or architectural break rather than ending arbitrarily.
- 4) Architectural Quality
- a) Blank facades shall be prohibited. Facades shall use material variety and changes in massing.
  - b) Ground floor of all commercial buildings shall be a minimum of 15 feet in height.
  - c) All public facades shall have a pedestrian entrance and exit.



Figure 29. Example showing rhythm of elements

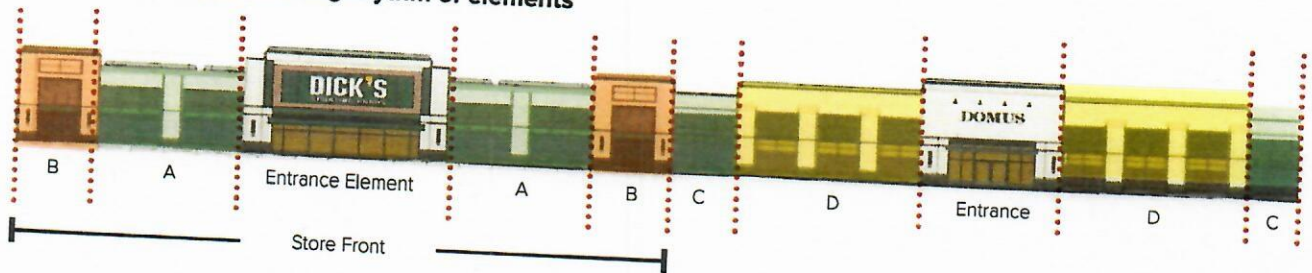


Figure 30. Example of contemporary architectural elements that do not mimic historic architectural styles



Example of contemporary entrance ways



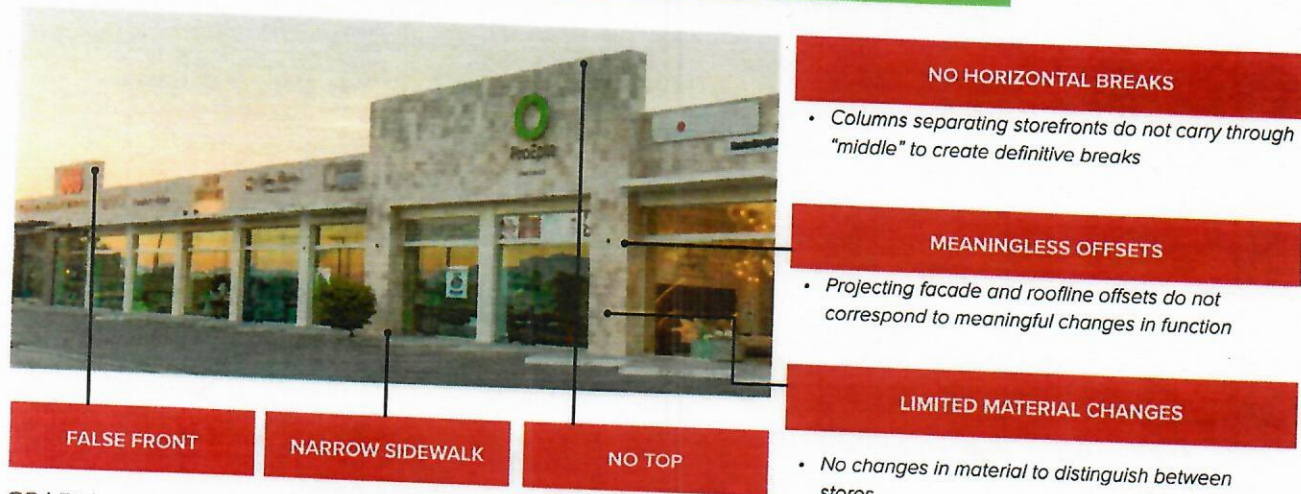
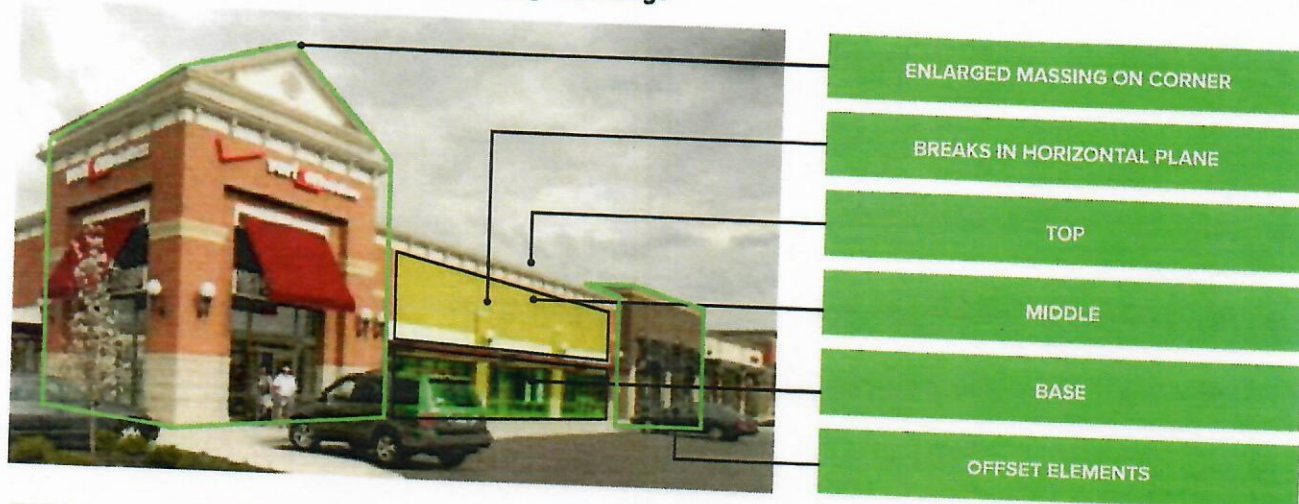
Contemporary architecture that still respects bay requirements as well as need for a bottom, middle, and top

Figure 31. Examples of pedestrian-oriented facades





**Figure 32. Examples of appropriate and inappropriate use of base-middle-top strategy and appropriate architectural elements to reduce scale of large buildings**





**Figure 33. Example of appropriate primary and secondary facade**



**Figure 34. Examples of buildings with two primary facades**



## 5.2 Residential Buildings

The architectural character of the residential neighborhoods should be developed by using architectural styles that are coherent with traditional towns within the Northeastern portion of the United States. The structures should try to replicate traditional detailing methods and proportions characterized by traditional architectural styles, including, but not limited to Colonial, Neo-Classical, Italianate, and Victorian styles.

The architectural character should provide for a visual continuity and/or compatible design elements, architectural styles, and materials with a sensitivity to how each structure can complement and be complemented by adjacent structures.

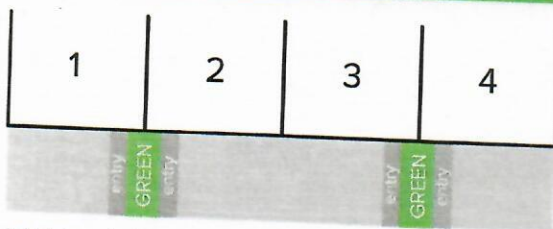
### A. Design Goals and Objectives

- 1) Provide visual continuity through consistent and/or compatible design elements, materials, and principles
- 2) Design and locate homes with sensitivity to how each building complements adjacent and nearby buildings.
- 3) Establish continuity with the architectural heritage of Harrison Township and encourage creativity and innovation according to time-tested design principles.
- 4) Enhance the character of the neighborhoods through the use of quality materials and architectural elements such as windows, railings, roofs, etc.
- 5) Position homes on lots so that an overall harmonious streetscape is established with a balance of controlled local variety (porches, materials, roof types, etc.) on individual homes.

### B. Design Guidelines

- 1) Massing and Scale
  - a) Massing and scale is an integral part of residential design and all buildings should be scaled to the pedestrian. This is accomplished by visually breaking up façades into smaller components with elements such as windows, wall insets, balconies, cornices, trim, and materials.
- 2) Design details such as cornices, roofs, porches, columns, windows, and doors shall be in keeping with a traditional architectural style.
- 3) Any home that fronts on a collector street (or higher order street as shown on Figure 2 above) shall have a rear garage if a garage is proposed.
- 4) Front Garages
  - a) Homes with front garages shall be designed to reduce the impact of the garage doors on the view from public streets.
  - b) For Single-Family Attached Homes with front garages, driveways shall consist of concrete with a brick border. Long rows of driveways and garages shall be broken up every 2 units or 60 feet, whichever is lesser, with a landscaped strip a minimum of five (5) feet in width.

#### REQUIRED: LANDSCAPED STRIPS BETWEEN DRIVEWAYS



*Landscaped strips to break up driveways*

#### REQUIRED: DRIVEWAY DESIGN



*Brick border on driveway*



**Figure 35. Residential Architecture Example Images**



*Single-Family Attached with Front Garage (Composer Series)*



*Single-Family Attached with Front Garage (Griffin Hall Series)*



*Single-Family Attached with Front Garage (Calvert Cottage Series)*



*Single-Family Detached with Front Garage (Alberti Ranch Cottage)*



*Single-Family Detached with Front Garage (Bramante Ranch Cottage)*



### 5.3 Materials

A. Allowable building materials shall include:

- 1) Wood or composite trim,
- 2) Brick and Quick Brick,
- 3) Stone or Cast Stone,
- 4) Clear Glass (frosted, etched, or opaque glass are limited to 10%)
- 5) Wood or Concrete Plank Siding
- 6) Exterior grade MDF (medium density fiberboard)
- 7) Vinyl siding, subject to the following conditions:
  - a) For Non-Residential Uses: limited to upper stories on all public facades
  - b) For Townhomes and Stacked Townhomes: limited to a maximum of 45% of public primary facades as measured across the overall building facade (not per unit). All public and secondary facades will have a minimum of a stone water table.
  - c) For Single-Family Homes: limited to a maximum of 50% of the public primary facades on a per unit basis. All public secondary facades will have a minimum of a stone water table.
- 8) Aluminum (limited to trim)

### 5.4 Landscape Architectural Standards

A. General requirements.

- 1) Except as modified herein, landscaping shall be designed in accordance with Section 174-14.C of the Harrison Township Code.
- 2) Plantings shall be drought tolerant, non-invasive, and native species. In order to celebrate and reinforce a sense of place and for ecological benefit, a maximum of 25% of all plantings may be non-native, non-invasive species.
- 3) Fertilization and maintenance of planting shall be as ecologically sustainable as possible, by engaged organic methods and low spray or no spray and toxicity protocols wherever feasible.
- 4) A plan for irrigation locations shall be provided for review at time of Site Plan approval.
- 5) Trees and shrubs shall be planted according to the following minimum caliper, height, and spread requirements:
  - a) Street trees and non-ornamental deciduous trees: 2 ½ to 3 inch caliper
  - b) Ornamental trees: 8 foot height.
  - c) Evergreen trees: 8 foot height.
  - d) Shrubs, both deciduous and evergreen: 18 to 24 inches in spread; small (mature size under three feet in height) - 18 to 24 inches in height; large (mature size three feet or greater in height) - 30 to 36 inches in height.
- 6) All plant material shall be guaranteed for a period of 2 years after final Township inspection. Within 2 years from the time of planting, all dead or dying plants, whether installed new, transplanted or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial 2 years. Trees or other vegetation which die after the second year shall be replaced and



maintained by the property owner or their agents.

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

B. Street trees.

- 1) Street trees shall be required along all existing or proposed public or private streets and shall be located within the public realm of a subdivision or site plan. Street tree easements shall be provided as necessary.
- 2) Street trees shall be planted equivalent to an average of 50 feet on center or less along all streets.
- 3) The precise tree spacing may vary to within 10 feet of the required interval to avoid interference with utilities, roadways, sidewalks, on-street parking spaces, sight easements, street lights, and driveways. In order to determine the required number of street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. If the linear footage of frontage is less than the required planting interval, one tree shall be provided at the discretion of the Joint Land Use Board.

## **5.5 Non-Residential Signage Standards**

A. General requirements

- 1) Promote creativity in signage design, utilizing high quality and enduring materials to develop an attractive and distinctive image.
- 2) Encourage efficient use of signage to avoid visual clutter.
- 3) Protect the public health, safety, and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.
- 4) Require the highest quality design and construction.
- 5) Identify specific land uses within Richwood utilizing the most appropriately sized sign and lettering that is reflective of the land use presented.
- 6) Signs shall be illuminated by a variety of light sources including ground mounted lights, internally illuminated channel letters, and/or halo lit pinned off letters. The illumination shall only be that which is necessary.
- 7) Landscaping that surrounds and embraces signs is critical to provide a complete environment. To this end, a landscape plan shall be provided for free-standing signs as directed and approved by the Joint Land Use Board.
- 8) Each sign shall be thoroughly designed and presented during the preliminary site plan approval process.
- 9) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.
- 10) Signs shall be designed to complement the overall architectural tone of both the individual retail building and the commercial mixed-use street as a whole and, specifically, façade signage shall be mounted onto the building. Bright colorful backgrounds, inconsistent with the overall color pallet of the retail center shall be prohibited. The background field upon which the façade sign is mounted shall be consistent in color and material with the rest of the façade.

B. Comprehensive sign plan

- 1) All signs are subject to approval by the Joint Land Use Board in accordance with a Comprehensive Sign Plan.



- 2) A Comprehensive Sign Plan and specific sign designs shall be provided at preliminary site plan approval which presents a consistent sign design theme throughout Richwood. The plan shall stress consistent materials throughout the district, but the design of signs may vary based on the proposed land use. Color of the letters and background shall be carefully considered in relation to the color of the materials of the building(s) and where the signs are proposed to be located. All building signs shall be compatible with the architecture of the building and shall be a subordinate rather than a predominant feature of any building. All signs are encouraged to balance tenant branding with the overall character of the building and/or the project.
- 3) Two pylon signs measuring no more than 50 feet tall and 20 feet wide shall be permitted on the property fronting route 55, one north of Route 322 and one south of Route 322. Each sign may include up to eight tenant signs including the tenants logo, color scheme, and fonts.
- 4) Two pylon signs measuring no more that 40 feet tall and 20 feet wide shall be permitted on Route 322, west of Route 55, and one on the north and one on the south of Route 322. Each sign can include up to 8 tenant signs including the tenant's logo, color scheme, and fonts.
- 5) Retail and office signs shall be permitted on all facades of all proposed non-residential buildings, including facades facing Route 55. Any single building sign shall not exceed 400 square feet.

**Figure 36. Example Sign Images**



Example of Route 55 Pylon Sign



Example of Route 322 Pylon Sign



Example of Route 322 Retail Sign



## **6.0 GENERAL PROVISIONS**

### **6.1 Recapture of Infrastructure Costs**

Developer shall be entitled to recover incurred costs or expenses with regard to the required infrastructure (sewer, water, roads) from future nearby and/or adjacent developments for their fair share of same, in accordance with a recapture agreement contemplated by the Court-approved Settlement Agreement by and between the Township and the developer.

### **6.2 Maintenance**

- A. All site improvements, including, but not limited to, private streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, landscaping, and lighting shall be maintained in good condition and in working order and performing any repairs, replacements, or other work shall be the responsibility of either the owner or other designated entity. Such items include, but are not limited to, the following:
- 1) Prompt removal of all litter, trash, refuse, and wastes.
  - 2) Painting.
  - 3) Lawn mowing.
  - 4) Tree and shrub pruning.
  - 5) Landscape watering.
  - 6) Keeping exterior lighting and mechanical facilities in working order.
  - 7) Keeping lawn and garden areas alive, free of weeds, and attractive.
  - 8) Keeping parking areas, driveways, and roads in good repair.
  - 9) Complying with all government health and police requirements.
  - 10) Striping of parking areas and repainting of improvements.
  - 11) Repair of exterior damages to improvements.
  - 12) Timely replacement of signage and related lighting.
  - 13) Snow and ice removed.
  - 14) Replacement of dead or dying landscape materials.
- B. The details regarding this maintenance will be included as part of the final approval submission, as applicable. As part of each submission for preliminary approval, all areas to be maintained by an association will be identified. There may be multiple associations formed. Generally, there will be a separate association for each housing type and most likely an umbrella association to maintain areas that impact the entire community. The documents that will govern the various associations will be submitted to the Joint Land Use Board in conjunction with each final approval and to the New Jersey Department of Community Affairs at the appropriate time.

### **6.3 Sustainable Design**

Although not required, the township and the developer of Richwood encourage the use of sustainable design principles for each component of the community. Sustainable design begins with the site plan, flows through the architecture and landscape architecture, and ends with successful construction. Throughout this entire process building orientation, materials, equipment as well as landscape selections play an important role in making a community sustainable.



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#### **6.4 Affordable Housing**

To assure that the Inclusionary Development generates affordable housing credits to be applied to the Township's Mount Laurel affordable housing obligations, the affordable units within the Inclusionary Development shall be developed in accordance with Southern Burlington County NAACP v. Township of Mt. Laurel, 67 N.J. 151 (1975), Southern Burlington County NAACP, et al v. Township of Mt. Laurel, 92 N.J. 158 (1983), the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. ("FHA") and its implementing regulations, and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and consistent with the Court-approved settlement agreement reached by and between the Township and FSHC and the Court-approved Settlement Agreement by and between the Township and the developer.

Affordable housing units will be incorporated into the Richwood Redevelopment Area. A municipally-sponsored, 100% affordable housing development containing 70 units will be constructed on Parcel TA through a development-specific redevelopment plan. The municipally-sponsored project will rely on shared infrastructure for the Redevelopment Area provided by the Developer. Affordable units within the Redevelopment Area provided by Developer must be integrated and dispersed within each neighborhood of Richwood in accordance with N.J.A.C. 5:93-5.6(b) and Sections 3.1(b)(1) and 3.5.



## 6.5 Definitions

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

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

**ADULT DAY CARE** – A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

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

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

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

**ASSISTED LIVING** – A facility that provides a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living.

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

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

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

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

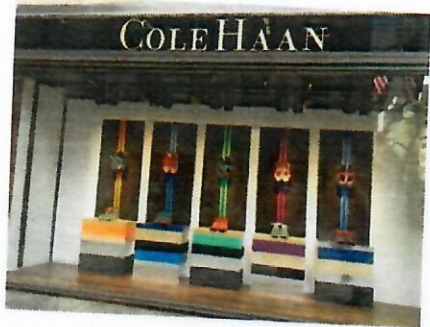
**BUILDING WIDTH** – The mean horizontal distance between the side walls of a building measured in the mean direction of the front and rear walls, exclusive of appurtenances such as bay windows, balconies, porches, steps, etc.

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

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



**CLOSED DISPLAY WINDOW** - A display window in which the back of the display does not allow the view to see into the store, as illustrated below.



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

**COMMERCIAL AND EDUCATIONAL TRAINING CENTER** – A specialized, private instructional establishment that provides on-site training of business, commercial, and/or trade skills.

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

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

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

**DWELLINGS COMBINED WITH OTHER USES (MIXED-USE)** - A building designed for multifamily dwellings combined with other uses such as commercial operations or as part of a hotel facility. Dwellings combined with other uses are to be distinguished from those which are accessory uses as described above.

**EDUCATION RETAIL AND SERVICES** – Facilities and uses that include tutoring services, test-preparation services, online or for-profit college branches, and vocational training academies.

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

**ENTERTAINMENT/EXPERIENCE USES** - Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters and concert or music halls.

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

**FAÇADE, PRIMARY** – The front of a building that looks onto a street or open space where a primary entrance is located. Buildings may have more than one primary facade.

**FAÇADE, PUBLIC** – That exterior side of a building which faces, or is most nearly parallel to a public right of way, public parking area, or public space. The facade shall include the entire building walls, including wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures of one complete elevation.

**FENCES AND WALLS** – A tangible barrier constructed of any allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for decorative purposes, or to screen



from viewers in or on adjoining properties and streets, materials stored, and operations conducted behind it.

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

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

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

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

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

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

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

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

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

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

**HOME OCCUPATION** - A lawful occupation constituting, either partially or fully, the livelihood of a person, which is conducted in that person's principal residence as an accessory use. Home occupations are permitted conditionally only when they conform to the specific standards of this chapter.

**MIXED-USE** - See DWELLINGS COMBINED WITH OTHER USES.

**MULTI-FAMILY DWELLING** - A freestanding residential building of three or more dwelling units, with common walls and floors, constructed on one lot or adjacent lots, having an indirect entrance from the outside to each dwelling unit, and having yard area as common to all dwelling units.

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



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

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

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

**MULTI-MEDIA PRODUCTION STUDIO** – Land, buildings, or structures used as a media production facility involved in or with the production of (but not limited to): movies/film, radio and television shows or movies, recording or broadcasting facilities, and other media production and distribution service offices.

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

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

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

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

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

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

**PEDESTRIAN REALM** – The area intended for pedestrian movement between the face of the curb, inclusive of public and private parking areas, and the nearest architectural facade or the beginning of private property. Should there be no curb, the curb shall be defined as the edge of the area where vehicles are no longer intended to circulate.

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

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

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



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

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

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

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

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

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

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

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

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

**RESEARCH AND DEVELOPMENT (R&D)** - A business that engages in research, or research and development, of innovative ideas in technology-intensive fields. Activities take place in a structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing but which does not require the use of heavy equipment (such as construction equipment) or the use of animal husbandry (including but not limited to dogs, poultry, or monkeys). Research and development of marijuana, for medical or other uses, is prohibited.

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

**RETAIL SERVICES** - Establishments providing services or entertainment, as opposed to products, to the general public.

**RETAIL TRADE** - Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including showrooms where customers may see or try products in-store that they will then purchase online, including cars, furniture, technology devices, and other home goods.



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

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

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

**SELF-SERVICE STORAGE FACILITY** – A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property.

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

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

**SPECIAL NEEDS HOUSING** – Special needs housing are alternatives to institutionalization for many people with disabilities whose needs are better met by supportive housing. This use allows for long-term residence for people with disabilities to live integrated with their community, as envisioned by the Americans with Disabilities Act and includes specialized living conditions or people living with HIV/AIDS, people with physical disabilities, and individuals with cognitive disabilities. The intent is to permit housing that is integrated into a community setting appropriate to their individual needs. This does not include short-term facilities, including short-term facilities for addressing issues related to substance abuse or psychiatric disabilities.

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

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

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

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

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

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

**TOWNHOME** - Of three or more dwelling units on one lot or adjacent lots, attached side by side so that each unit has one or two common walls and at least two exterior walls, with yard area on at least two sides of each dwelling unit.

**TOWNHOME, STACKED** - A variation of the Townhouse in which two, similarly sized one-family dwelling units are integrated into the footprint of a single Townhouse.

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

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



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

VETERINARY CLINIC - Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases wherein the animals are limited to dogs, cats, or other comparable household pets. Overnight care of animals is prohibited except when necessary in the medical treatment of the animal.



**RICHWOOD AREA REDEVELOPMENT PLAN**

**Harrison Township, NJ**

**December 13, 2019**

**Prepared By:**

