

2023 INTERIOR RICHWOOD REDEVELOPMENT PLAN

HARRISON TOWNSHIP, NJ

August 17, 2023

Block 2, Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 (including former Lots 16 & 17)

Block 3, Lots: 1, 2 (including former Lot 3) & 32, & 33

Block 5, Lots 7 & 8

Block 17, Lots 3, 4, 6, & 7.01

Block 19, Lot 3

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: 2.01 (formerly Block 24, Lots 2, 4, and 7), 3, 6, 8, 9, & 10

Block 24.01, Lot: 1

Block 25, Lots: 1, 2, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, & 23.02

Block 30, Lot: 1

Prepared by:



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Louis Manzo

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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, and economically productive land areas. This Redevelopment Plan, as may be amended, fulfills the statutory requirements set out by the State of New Jersey.

1.2 Redevelopment Designation

Beginning in 2008, Harrison Township identified certain properties identified as Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17¹; Block 3, lots 1, 2, 3²; 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 2³, 3, 4³, 6, 7³, 8, 9, 10 & 17 Block 24.01, Lot 1; Block 25, Lots 1, 2, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01 & 23.02; and Block 30, Lot 1, (the "Original Study Area") within the Township that should be evaluated under the LRHL as potential redevelopment areas. Pursuant to the LRHL, the Township's Planning Board (now referred to as the Joint Land Use Board, JLUB or Board) was tasked with performing a Preliminary Investigation of the Original Study Area which was presented at a Public Hearing held on August 7, 2008, to determine whether any, or all, of the parcels satisfied the statutory criteria set forth in N.J.S.A. 40A:12A-5 to be declared in need of redevelopment. The Board determined that the Original Study Area did satisfy the statutory criteria and recommended that the Governing Body declare the Original Study Area an Area in Need of Redevelopment. The Governing Body accepted this recommendation and pursuant to Resolution 160-2008, adopted on August 18, 2008, officially designated the Original Study Area as in Need of Redevelopment, and referred to the area as the Interior Richwood Redevelopment Area.,

On August 19, 2019, the Township directed the JLUB to perform a Preliminary Investigation of Block 3, Lot 33, which is adjacent to the previously designated Interior Richwood Redevelopment Area, to evaluate whether this parcel qualified as an Area in Need of Redevelopment. Pursuant to the LRHL, the JLUB held a public hearing on the Preliminary Investigation on September 19, 2019 and recommended the area be designated as an Area in Need of Redevelopment as part of the larger Richwood Redevelopment Area. On February 21, 2023 the Governing Body accepted this recommendation and adopted Resolution 70-2023, officially designating Block 3, Lot 33, as Non-Condensation Area in Need of Redevelopment and adding it to the Interior Richwood Redevelopment Area.

The Township adopted Resolution 198-2021 on December 6, 2021 directing the JLUB to perform a Preliminary Investigation of Block 2, Lot 2, Block 3, Lot 32, Block 5, Lots 7 and 8, Block 17, Lots 3, 4, 6, and 7.01, and Block 19, Lot 3 (the "2021 Study Area"). The JLUB then held the statutorily required public hearing to present the findings of the Preliminary Investigation and thereafter recommended to the Governing Body that the 2021 Study Area satisfied the required criteria under the LRHL and therefore should be designated as an Area in Need of Redevelopment. On January 18, 2022 the Governing Body accepted this recommendation by adoption of Resolution 59-2022 which formally designated the 2021 Study Area as a Non-Condensation Area in Need of Redevelopment. This 2021 Redevelopment Area was also added to the Interior Richwood Redevelopment Area

¹ After adoption of Resolution 160-2008, but prior to 2010, Block 2, Lots 16 and 17 were consolidated into Block 2, Lot 15.

² After adoption of Resolution 160-2008, but prior to 2010, Block 3, Lot 3 was consolidated into Block 3, Lot 2.

³ After adoption of Resolution 160-2008, but prior to 2011, Block 24, Lots 2, 4 & 7 was consolidated into Block 24, Lot 2.01.

1.3 Redevelopment Plan

The original redevelopment plan for the Interior Richwood Redevelopment Area was adopted by way of Ordinance 46-2011 on October 17, 2011, and readopted and ratified by way of Ordinance 18-2012 adopted on February 21, 2012 (“Original Interior Richwood Redevelopment Plan” or “Original Plan”). On December 13, 2019, the Township adopted an amendment to the Original Interior Richwood Redevelopment Area which corrected several Blocks and Lots that are no longer on the official Harrison Township Tax Map, including Block 2, Lots 16 and 17; Block 3, Lot 3; and Block 24, Lots 2, 4, and 17 (“First Amended Interior Richwood Redevelopment Plan” or “First Amendment”).

The Township further amended the First Amendment on February 7, 2022 with Ordinance 03-2022, to update and correct blocks and lots as well as to incorporate provisions related to the Township’s affordable housing requirements and to provide updated zoning for the Interior Richwood Redevelopment Area (“Second Amended Interior Richwood Redevelopment Plan” or “Second Amendment”). In August 2022, the Township again amended the Interior Richwood Redevelopment Plan (“Third Amended Interior Richwood Redevelopment Plan” or “Third Amendment”) to reclassify the zoning as an overlay zone to the existing Zoning Ordinances within the Interior Richwood Redevelopment Area and to require any applicant, property owner, developer or redeveloper to execute a Redevelopment Agreement in order to utilize the uses, restrictions and special requirements established by the Third Amended Interior Richwood Redevelopment Plan

The Original, First Amended, Second Amended and Third Amended Interior Richwood Redevelopment Plan was divided into two sections: Interior Richwood Redevelopment Area North and Interior Richwood Redevelopment Area South. Both the North and South sections allowed for their own unique uses and standards. In this “2023 Interior Richwood Redevelopment Plan”, which supersedes and replaces all prior redevelopment plans applicable to the Interior Richwood Redevelopment Area parcels (the Original, First Amended, Second Amended and Third Amended Interior Richwood Redevelopment Plan), the Township seeks to merge the Interior Richwood Redevelopment Area and to establish uses and standards applicable to the entire area. The 2023 Interior Richwood Redevelopment Plan (“2023 Plan”) shall supersede the underlying zoning applicable to the entire Interior Richwood Redevelopment Area, except as set forth herein, and the Township’s Zoning Map shall be amended to reflect this change pursuant to N.J.S.A. 40A:12A-7.c.

1.4 Interior Richwood Redevelopment Area Lots and Blocks

This 2023 Plan describes the standards and procedures for the redevelopment of the Interior Richwood Redevelopment Area which includes the following parcels as illustrated in **Figure 1**.

Block	Lot
2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 (including former Lots 16 & 17)
3	1, 2 (including former Lot 3), 32, 33
5	7 (includes subdivided Lots 7.03, 7.04, & 7.05), 8
17	3, 4, 6, 7.01
19	3 (includes subdivided Lots 3.03, 3.04, 3.05, & 3.06)
22	4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16
23	1, 1.01
24	2.01 (formerly known as Lots 2, 4 & 7), 3, 6, 8, 9, & 10
24.01	1
25	1, 2, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02
30	1

A total of 73 lots are included in this Interior Richwood Redevelopment Area subject to this Redevelopment Plan Amendment.

1.5 Purpose and Intent

The purpose of this 2023 Plan is to merge the Interior Richwood Redevelopment Area North and Interior Richwood Redevelopment Area South and to establish uses and standards applicable to the entire Interior Richwood Redevelopment Area. Nothing in this 2023 Interior Richwood Redevelopment Plan is intended to change the obligations or requirements relating to the Township’s affordable housing obligations as set forth in 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 or the specific design controls previously set forth in the Original, First Amended, Second Amended and Third Amended Interior Richwood Redevelopment Plan to accommodate recreation, retail/commercial, warehousing, and 84 affordable dwelling units to be credited towards the Township’s constitutional Mount Laurel Doctrine obligation (collectively the “Inclusionary Development”).

Figure 1. Interior Richwood Redevelopment Plan Lots



1.6 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. 5-6). 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 Re-examination was completed in March 2021. The goals of this 2023 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.

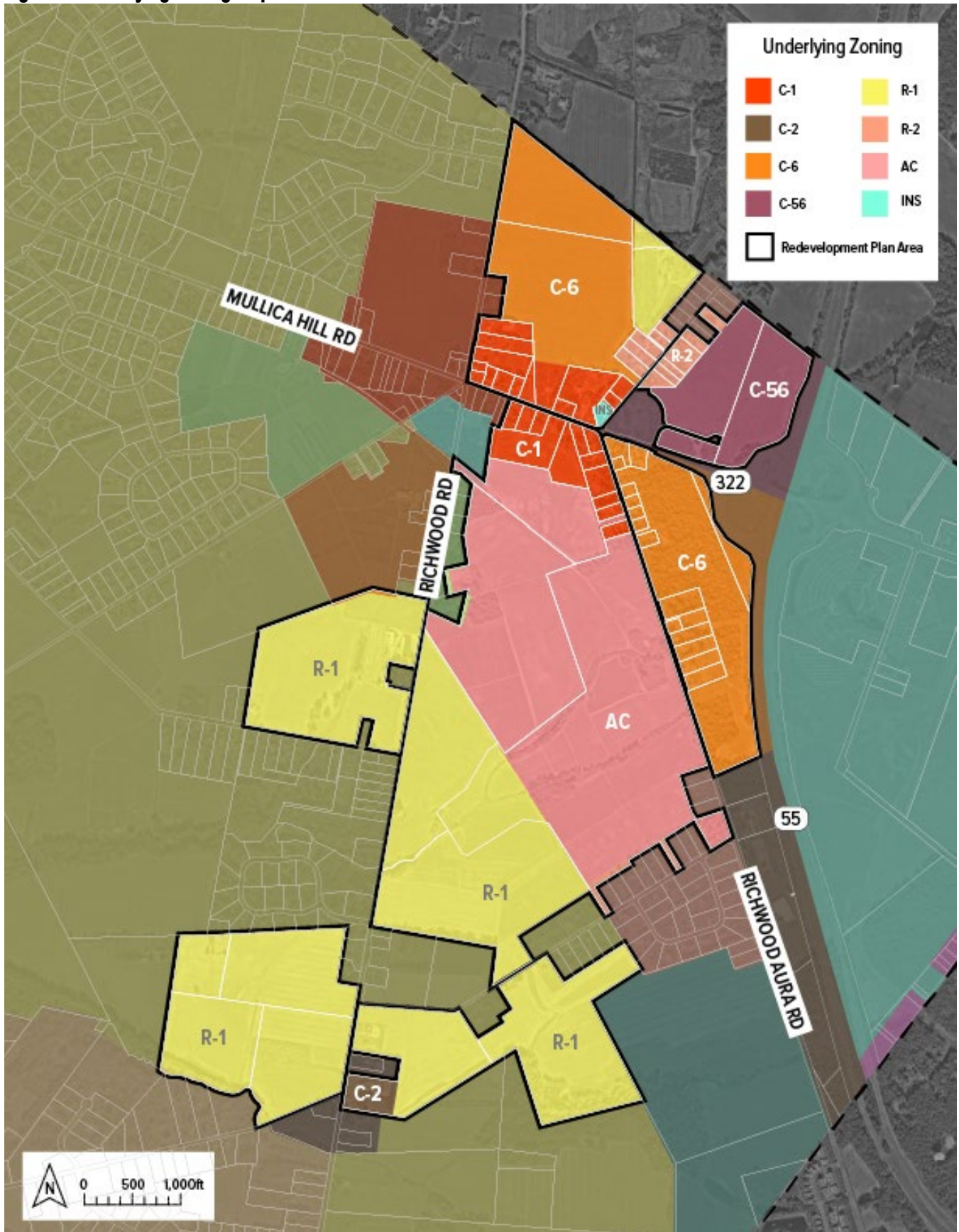
PLANNING & DEVELOPMENT GOALS

- 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.
- C. 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.
- D. 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, including affordable housing.
- B. Promote pedestrian safety through design standards for streets, sidewalks, and crosswalks.

Figure 2. Underlying Zoning Map



1.7 Description of Redevelopment Area

The Interior Richwood Redevelopment Area, or Redevelopment Area, is located near the intersection of Mullica Hill Road and Richwood Road in the eastern area of the Township. Thirty-one (31) parcels are located north of US Route 322, thirty-seven (37) are located south of US Route 322 and east of Richwood Road. Five (5) parcels are located south of US Route 322 and west of Richwood Road. These parcels can be seen in **Figure 1** on page 10.

The existing condition of the Redevelopment Area is largely wooded or farmland and is surrounded by varied land uses, including but not limited to commercial, institutional, and some residential. The main roadways impacting this Redevelopment Area are Richwood Road, which runs north and south through the Redevelopment Area, and Mullica Hill Road (US Route 322) which runs east to west through the Redevelopment Area. Mantua Township is located to the north of the Redevelopment Area and Glassboro Borough is located to the east.

1.8 Zoning Map

The 2023 Interior Richwood Redevelopment Plan (“2023 Plan”) shall supersede the underlying zoning applicable to the entire Interior Richwood Redevelopment Area, except as set forth herein, and the Township’s Zoning Map shall be amended to reflect this change pursuant to N.J.S.A. 40A:12A-7.c. **Figure 2** on page 12 shows the underlying zoning districts which are being replaced via this 2023 Plan: C-1 Village Center, C-2 General Commercial, C-6 Flexible Planned Commercial District, C-56 Flexible Planned Industrial-Commercial District, R-1 Residence – Agricultural and R-2 Residence, AC Adult Community Development District, and INS Institutional.

2.0 DEVELOPMENT PROGRAM

2.1 Vision

The overall goal of this 2023 Plan is to encourage development of the Redevelopment Area with appropriate uses along with ensuring the construction of affordable housing to help satisfy the Township’s affordable housing obligations. All applications for development with the Redevelopment Area shall be subject to Joint Land Use Board (JLUB) review and approval pursuant to the LRHL, the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and all applicable Township Ordinances and regulations.

2.1.a Land Use Zones

The Interior Richwood Redevelopment Area will be described as follows:

- **Commercial Zone** covering the following parcels:

Block	Lot
2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
3	1, 2 (north of the southern Clems Run Tributary), 33
22	4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16
23	1, 1.01
24	2.01, 3, 6, 8, 9, 10
24.01	1
25	1, 2, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02
30	1

- **Residential Zone** covering the following parcels:

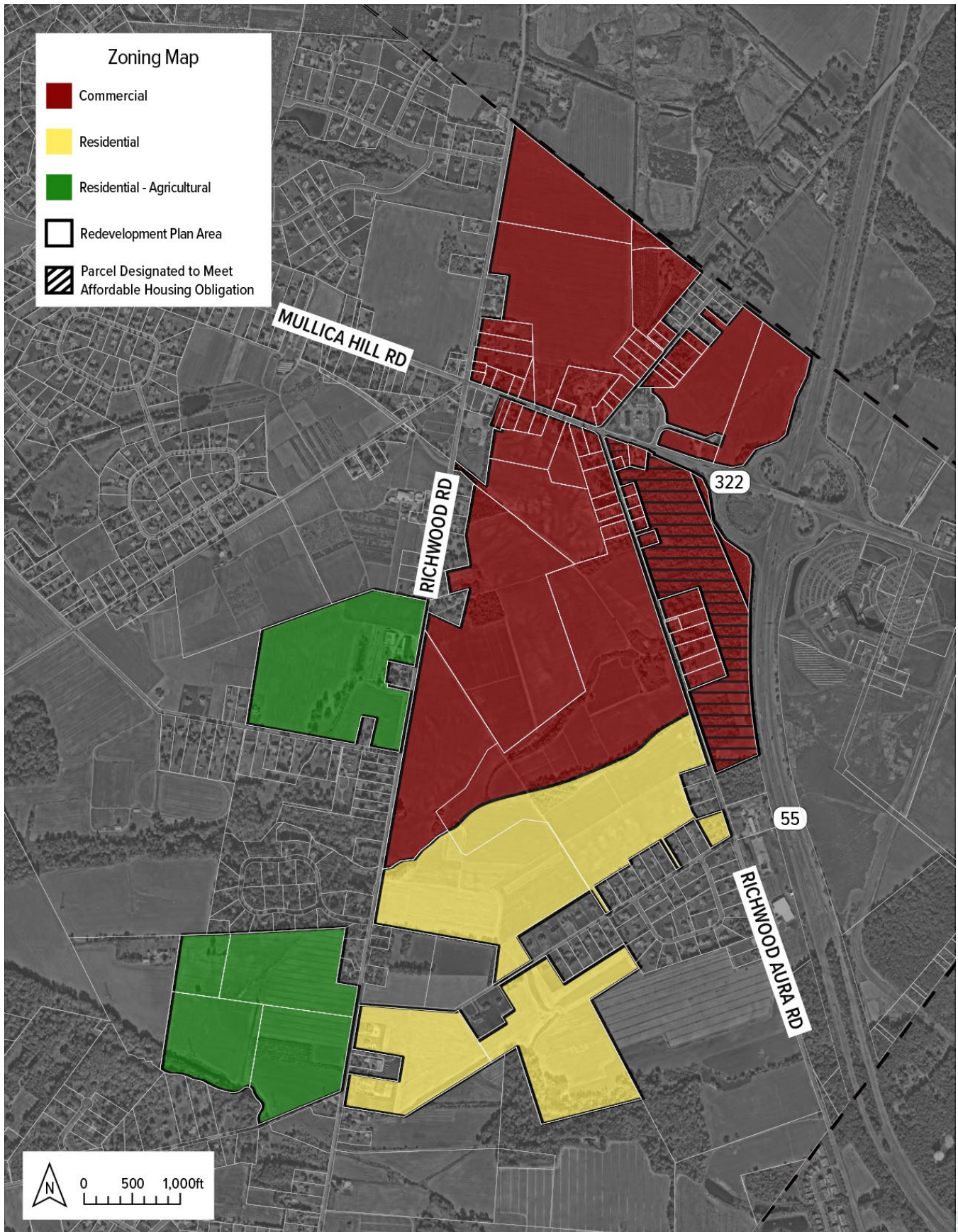
Block	Lot
3	2 (south of the southern Clems Run Tributary), 32
5	7, 8

- **Residential – Agricultural Zone** covering the following parcels:

Block	Lot
17	3, 4, 6, 7.01
19	3

Locations of Zones are shown in **Figure 3** on page 15.

Figure 3. Zoning Map



2.1.b Affordable Housing

An affordable housing development is required and planned for ten (10) acres within Block 2, Lot 1. Therefore, this ten-acre Inclusionary Development parcel shall remain subject to the zoning standards set forth in Section 3.1.d. The balance of Block 2, Lot 1 acreage shall be subject to the Township’s C-55 zoning standards as established herein. Based on a concept plan, seven buildings are proposed with 84 affordable units and 156 parking spaces. A clubhouse serving the community is also on the plan. This is to meet the Township’s affordable housing obligation. The Township will work with the developer to extend all utilities to the affordable housing parcel. An affordable housing development with 84 affordable units will be constructed via the amended redevelopment plan.

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 Interior Richwood Redevelopment Area.

3.0 LAND USE

3.1 Use And Bulk Regulations

3.1.a. Commercial Zone

Except where otherwise specified in this plan, the uses and bulk standards and development regulations of the C-55 Flexible Planned Industrial-Commercial District (as outlined in Chapter 225.18.1) shall apply. Where the Zoning standards set forth in the Township’s Code (C-55) and this Plan conflict, this Plan shall control.

3.1.b. Residential Zone

Except where otherwise specified in this plan, the uses and bulk standards and development regulations of the R-3 Residential District (as outlined in Chapter 225.12.1) shall apply. Where the Zoning standards set forth in the Township’s Code (R-3) and this Plan conflict, this Plan shall control.

3.1.c. Residential – Agricultural Zone

Except where otherwise specified in this plan, the uses and bulk standards and development regulations of the R-1 Residential - Agricultural District (as outlined in Chapter 225.11) shall apply. Where the Zoning standards set forth in the Township’s Code (R-3) and this Plan conflict, this Plan shall control.

3.1.d. Affordable Housing Zone

The uses, bulk standards and development regulations set forth below shall apply to that ten (10) acre portion of Block 2, Lot 1 identified for construction of Affordable Housing and shown on the Concept Plan attached as **Figure 4**.

Permitted uses.

(1) Permitted uses. No building or premises shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, except for the following uses:

(a) Mid-rise apartments.

(2) Accessory uses. The following uses may be permitted as accessory uses:

(a) Parking.

(b) Community and recreational amenities, including clubhouse, rental office, and management office.

(c) Dumpsters, trash compactors, and other trash, recycling, utility, or maintenance structures.

(d) Street furnishings, planters, streetlights, and exterior, garden-type shade structures.

(e) Fences and walls.

(f) Decks, patios, and terraces.

(g) Mailbox structures.

(h) Loading/delivery areas.

District bulk, area, and other regulations. The following shall be the standards for the Affordable Housing Zone:

(1) Tract development.

(a) Minimum tract area: 10 acres.

(b) Minimum building setbacks.

Front Yard: 75 feet

Side Yard: 25 feet

Rear Yard: 50 feet

(c) Minimum lot size: 3 acres

(d) Minimum lot frontage: 150 feet

(e) Minimum lot width: 110 feet

(f) Maximum building height: 50 feet

(g) Maximum building coverage: 50%

(h) Maximum impervious ratio: 75%

(i) Parking:

1.5 spaces per residential unit

15 guest spaces

15 clubhouse spaces

The Township's JLUB shall comply with N.J.A.C. 5:93-10 and shall not impose development standards and/or requirements on any affordable housing project that would be objectively considered cost-generative features that are not essential to protect the public welfare.

Figure 4. Affordable Housing Concept Plan



Source: Colliers Engineering & Design

3.1.e. Prohibition on Uses

No property shall be utilized for any use that:

- (a) produces any corrosive substances, toxic substances, noxious fumes, glare beyond the property boundary, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or hazardous waste, undue noise or vibration unless compliant with or exempted, authorized or permitted by applicable federal, state, county and / or municipal regulations;
- (b) involves the production or storage of corrosive, toxic, explosive, radioactive or hazardous materials or substances;
- (c) involves activities that are be detrimental to the public health, safety, or general welfare. This prohibition shall not apply to or prevent the following:
 - (i) the temporary accumulation of a limited quantity of a material used in or a waste generated by or resulting from the servicing, maintenance, or repair of equipment or of the warehouse facility itself;
 - (ii) the storage of consumer goods, defined as goods that are used or bought for use primarily for personal, family or household purposes;
 - (iii) storage of commercial cleaning solvents;
 - (iv) storage of liquor, beer or wine;
 - (v) storage of materials used for agricultural, horticulture or landscaping purposes;
 - (vi) storage of commercial batteries;
 - (vii) storage of materials commonly used for construction;
 - (viii) the storage of medicines. In no event shall the Property or Project Improvements involve a use that is classified in any high-hazard Group H occupancy under the International Building Code, as modified by N.J.A.C. 5:23-3.14.

3.2 Buffer and Landscape Requirements

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 shall be densely planted with attractive landscaping, trees, and shrubs, and may include landscaping, berms, and other appropriate techniques. Buffers abutting neighboring properties shall feature appropriate fencing. Fencing may be built of extruded aluminum or another high-quality non-metallic material. **Figure 5** displays an example of appropriate buffer fencing type. Perimeter security fences shall be 8 feet in height. Razor wire or barbed wire shall not be used on any fencing.

With all buffer types, a combination of berms, deciduous and evergreen planted material, sound walls, and horizontal green space shall be employed to the satisfaction of the JLUB to achieve sufficient screening of sight and sounds from adjacent properties. All buffers shall be designed and implemented to the satisfaction of the Joint Land Use Board.

Buffers are required to the following specification in the following locations:

3.2.a. Buffers between Uses

Buffers shall provide a visual and physical screen between the permitted residential, commercial, and agricultural uses. Buffers shall provide a year-round visual screen in order to minimize light and noise from commercial and other non-residential uses from disturbing residential and agricultural uses. Buffering shall ensure privacy and minimize adverse impacts to and from traffic.

Buffering requirements described in this 2023 Plan are applicable to new and existing uses, namely the appropriate separation between future non-residential uses and existing residential uses.

1. Buffers between Non-Residential and Residential Uses:

- i. A 300-foot buffer shall be provided along the entire boundary between Non-Residential and Residential Uses, including the Affordable Housing Project, as measured from the property line to any building, parking, and/or loading area. However the buffer shall be reduced to 150 feet with the written approval from Affordable Housing Project operator (“Residential Buffer”).
- ii. No stormwater basins/features accessory uses, concrete, asphalt or other impervious cover shall be located within any portion of the Residential Buffers. Any area that is cleared within the Residential Buffers shall be re-forested to create a naturalized buffer under the direction of and in accordance with the requirements and recommendations of the Approved Forester.
- iii. All Residential Buffer areas shall contain a berm and tree plantings of sufficient height, provided that all berming and plantings comply with NJDEP regulations, to provide a full visual screen which obstructs Non-Residential Uses, including all buildings, loading areas, tractor-trailers and other vehicles from view outside of the boundary of the Commercial Zone.
- iv. All initial planting shall be of a significant size to create an immediate buffer and shall be a mix of evergreens and reforestation in accordance with the standards and requirements of the Approved Forester.
- v. A maintenance plan for all of the buffer areas shall be provided to the Township and the JLUB, which shall include irrigation techniques to ensure optimal growth and longevity for all existing and reforested vegetation within the Required Buffers.
- vi. The Approved Forester shall be actively engaged in all aspects of the planning, design and implementation of Required Buffers and shall sign off on growth projections for reforestation and irrigation needs of the Required Buffers.
- vii. Permanent irrigation, compliant with NJDEP Regulations, shall be installed prior to the issuance of the Certificate of Occupancy for the Warehouse Component.
- viii. Principle permitted uses are prohibited within this buffer. Accessory uses may be permitted at the discretion of the Joint Land Use Board.

2. Buffers between Existing Residential and future Residential Uses

- i. The buffer between existing residential uses and future residential uses, both within the Interior Richwood Redevelopment Area and adjacent to the area, including those properties separated by a public right-of-way, shall

be at least 25 feet, as measured from the property line to any building, parking, and/or loading area. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.

- ii. The landscaped buffer shall consist of at least one (1) row of trees utilizing a mixture of deciduous and coniferous/evergreen trees, with each row planted 50 feet on-center. Buffering shall additionally consist of shrubs and/or bushes planted +/- three (3) feet on-center and interspersed with the trees. Shrubs and bushes shall be at least three (3) feet high at time of planting.
- iii. 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.
- iv. Principles permitted uses are prohibited within this buffer. Accessory uses may be permitted at discretion of Joint Land Use Board.

3. Buffers with Public Rights-of-Way

- i. The buffer between all future development in the Interior Richwood Redevelopment Area and public rights-of-way shall be at least 25 feet, as measured from the property line to any building, parking, and/or loading area. This buffer width can be reduced to no less than 20 feet for no more than 10% of the total linear footage of buffer.
- ii. The landscaped buffer shall consist of at least one (1) row of trees utilizing a mixture of deciduous and coniferous/evergreen trees, with each row planted 50 feet on-center. Buffering shall additionally consist of shrubs and/or bushes planted +/- three (3) feet on-center and interspersed with the trees. Shrubs and bushes shall be at least three (3) feet high at time of planting.
- ix. 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.
- x. Principles permitted uses are prohibited within this buffer. Accessory uses may be permitted at discretion of Joint Land Use Board.

3.2.b. Parking Lot Buffers

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 (**Figure 6**).

Planting, fences, walls, berms, or a combination thereof, not less than 4 feet in height or equal, subject to JLUB approval, shall be provided between all off-street parking lot and any public right-of-way except where a building intervenes, as well as at service and loading areas for non-residential uses.

3.2.c. Electrical and Mechanical Equipment Buffers

All exterior electrical and mechanical equipment at ground level, including but not limited to transformers, ground utility and telecommunication equipment, shall be screened and located at the side or rear of a building and away from entrances.

1. For Loading, Refuse Collection, and Service Utility Area Buffers:

- i. The required method of screening shall consist of 8-foot-tall brick or masonry walls and metal gates compatible in color and texture with building walls. A buffered landscape strip shall be required. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.
- ii. 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.
- iii. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
- iv. 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.

2. For Heating, Ventilation, and Air Conditioning (HVAC) systems and equipment:

- i. All HVAC systems shall be screened or minimized from public view and from adjacent properties.
- ii. Screening shall be designed to blend with the architecture of the building.



Figure 5. Example of buffer fencing type



Figure 6. Example parking lot buffer

- iii. All utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural and landscaping materials.

3.2.d. Landscape Standards

General requirements for landscaping are as follows:

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 standards:
 - i. Six (6) foot tall evergreens
 - ii. Two and one half (2 ½) foot caliper trees
 - iii. Three and one half (3 ½) foot tall shrubs
6. Street Trees
 - i. 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.
 - ii. Street trees shall be planted equivalent to an average of 50 feet on center or less along all streets.
 - iii. 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, streetlights, and driveways. 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.
7. Parking Lots
 - i. One tree is required per 30 parking spaces. Credit is given as 1 tree per parking space equivalent.
 - ii. Interior parking lot landscaping shall include planted landscape ground cover.

3.3 Circulation and Parking

There shall be easy access within all residential and non-residential areas. All streets and commercial parking areas shall be accessible to the public.

1. Bicycle/Pedestrian Mobility

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

- iii. 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.
- iv. 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.
- v. All traffic control structures, including traffic signal armatures and housings, stop sign posts, and street sign posts shall be black.

2. Planned Transportation Projects

The Redevelopment project will address the potential traffic impacts associated with the project by implementing intersection and corridor improvements. All improvements are subject to review and approval by Gloucester County.

3.3.a. Parking Requirements

1. Parking Lot Design

The proposed parking lot design will conform with the requirements of this 2023 Redevelopment Plan.

No loading will be located between building facades and perimeter streets. All loading will occur in the rear of buildings and be shielded from adjacent properties, excluding Route 55.

2. Parking and Loading

- i. Warehouse Parking
 - a. Parking shall be provided at a rate of one (1) space per employee.
 - b. Parking spaces must be set back at least 10 feet from the building edge.
- ii. Parking Stall Size
 - a. Minimum parking stall size: 9 feet by 18 feet
 - b. Minimum truck parking stall size: 12 feet by 55 feet
- iii. Parking for future industrial and commercial development shall conform to the standards in Article XII the Harrison Township Land Use Ordinance.
- iv. Parking lots must have a minimum of one deciduous tree per 30 spaces within parking islands and safe passageways for pedestrian circulation will be required to be provided in parking lots to connect parking aisles to building entrances.

Zero Emission Vehicle Fueling and Charging Stations

Provisions for electric vehicle (EV) charging infrastructure and/or stations shall be provided on each property in accordance with State law, including P.L. 2021, c.171. Installation of electric vehicle supply equipment (EVSE) may be provided in lieu of

Make-Ready parking spaces, as those terms are defined in P.L. 2021, c.171. Any provisions for the development of public EV charging infrastructure and stations shall be addressed in accordance with any Development or Redevelopment Agreement entered into between a Developer or Redeveloper and the Township/Redevelopment Entity.

4.0 DESIGN STANDARDS

4.1 Architecture

Developers shall seek to incorporate the following design concepts into the proposed redevelopment. Developers shall submit with their application for development, a written design concept statement that supports the reasoning behind the proposed design and site plan and explains how and why the project design is consistent with the intent of this 2023 Plan for the Redevelopment Area. Applications shall require the submittal of design packages to include; buildings, outdoor furniture (outdoor seating, tables, planters water features, shade structures, trash receptacles, lighting, signage, and other elements deemed necessary by the JLUB. Packages shall be designed with a consistent vocabulary, character, and intent. All materials shall be subject to review and approval of the JLUB. Where the Zoning standards set forth in the Township’s Code (C-55, R-1, R-3) and this Plan conflict, this Plan shall control.

Architecture is subject to review and approval of the JLUB and shall comply with the following:

1. Special architectural features at corners.
2. With the exception of materials related to rooftop solar or a vegetated green roof, all rooftop equipment shall be screened from view.
3. Blank facades or walls exceeding 100 feet in length shall not be permitted. To mitigate the appearance and perception of a large monolithic building, developers may consider, but are not limited to the following: decorative patterns on exterior finishes, masonry, fenestration, horizontal banding, and vegetated “green” walls or espaliers, or a combination thereof.
4. Building articulation and fenestration shall also be provided for warehouse or distribution/warehouse facilities with an accessory office component, specifically in the areas of the facility related to employee entrances and office spaces.
5. No blank facades or walls are permitted.
6. Vertical and horizontal building offsets are required.
7. Spandrel glass may be utilized in the design.
8. Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
9. Outdoor storage shall be fully enclosed.
10. All building exterior façades of building within the Commercial Zone shall be of natural color schemes and materials and shall contain varying designs such that visual blending with plantings/buffers is effective at eliminating visibility of the buildings within the Warehouse Component from view.

11. Any portion of the building height exceeding 50 feet above grade shall be covered by a “living wall” designed to provide additional screening of the building. A living wall is a self-sufficient vertical garden containing a vertical support, a growth medium, and an integrated irrigation system and drainage system in which the plants receive all water and nutrients from the vertical support instead of the ground, that is attached to the exterior wall of a building, as depicted below. Plants selected for the living wall shall be appropriate for the climate zone, will provide year-round interest and year-round screening, are hardy and shall be approved by the Township.
12. Visual impact renderings depicting field of view from the boundary of the Commercial Zone at one (1) year and as projected grown of three (3) years, five (5) years and ten (10) years, and approved by the Approved Forester shall be provided for the Township and the JLUB as part of the Architectural Plans. A maintenance plan shall be provided for the living wall component at the time of site plan submission.

4.2 Signage

Signage should be composed of quality materials, be the appropriate design for the area, and consistent throughout each portion of the development. A sign package shall be submitted with any application for development.

4.3 Lighting Standards

A lighting package shall be submitted with any application for development in accordance with applicable Zone standards.

4.4 Stormwater Management

Stormwater management facilities must be designed in accordance with current N.J.D.E.P and Township Stormwater Regulations and Ordinances. It is the intent of this 2023 Plan that such facilities be designed as an aesthetic amenity and shall not be included within buffer requirements.

4.5 Sound Attenuation

Where sound at the site is expected to exceed 50 decibels during nighttime (10:00 p.m. to 7:00 a.m.) and/or 65 decibels during daytime or the noise standards set forth in Section 225-58.B. of the Township Code, whichever is lower, a sound attenuation wall shall be provided. All sound attenuation measures and fencing shall be landscaped to fully screen the sound attenuation wall so as to visually obstruct the attenuation wall from view outside of the boundary of the Commercial Zone. Sound at the site shall be determined upon results of a sound study, if before the project is constructed, or if after construction, based upon actual noise from the site.

4.6 Loading Areas

No loading area may be located on the side of any building that faces residential uses, including the Affordable Housing Project.

5.0 ADMINISTRATION

5.1 General Provisions

The continued revitalization of the Interior Richwood Redevelopment Area is important to the Township and this 2023 Redevelopment Plan is intended to effectuate such revitalization and redevelopment.

5.2 Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference.

5.3 Agreements with Redevelopers

The Zoning set forth in this 2023 Redevelopment Plan shall supersede the existing zoning and therefore, there shall not be a requirement to enter into a Redevelopment Agreement with the Township prior to obtaining approval from the Township Joint Land Use Board.

5.4 Property Acquisition

A portion of the Interior Richwood Redevelopment Area has been designated as a “Non-Condensation Redevelopment Area,” specifically Block 3, Lot 32, Block 5, Lots 7 and 8, Block 17, Lots 3, 4, 6, and 7.01, and Block 19, Lot 3. As a result, the LRHL does not authorize property acquisition by eminent domain of these properties. Therefore, no eminent domain is anticipated or enabled by this Redevelopment Plan under the LRHL for any property designated as a Non-Condensation Redevelopment Area.

The remainder of the Interior Richwood Redevelopment Area was designated prior to the change in law under the LRHL and therefore eminent domain is authorized for those properties under the LRHL. However, the Township does not anticipate the use of eminent domain to acquire any properties under this 2023 Redevelopment Plan at this time. It is anticipated that to the extent property will be acquired, all such property will be acquired by the designated redeveloper(s) through private negotiation with the property owner(s). Nothing herein shall preclude any governmental entity, including the Township, from utilizing eminent domain, in accordance with other applicable laws, to acquire any property for a public purpose, or from amending this Redevelopment Plan to specifically authorize eminent domain of any property designated as a redevelopment area pursuant to Resolution 160-2008 for purposes of effectuating this Redevelopment Plan.

5.5 Relocation

This Redevelopment Plan does not anticipate any property will be acquired by any government entity or utilizing government funds, by eminent domain or otherwise. Therefore, it is anticipated that there will be no displacement of either residents or businesses requiring a Workable Relocation Assistance Plan. Notwithstanding the above, in the case where any governmental entity, including the Township, utilizes eminent domain in accordance with other applicable laws, to acquire any property for a public purpose, then a Workable Relocation Assistance Plan may be required.

5.6 Relationship to Other Plans

5.6.a. County Master Plan

In 2015, the County adopted a plan entitled “GC2040” as the County Master Plan. One of the County Master Plan Goals is to “Develop high quality jobs and local amenities.” (GC2040, p.1 & p.57). According to the County Master Plan, natural resources and mining; construction; professional, scientific and technical services; transportation and warehousing; and wholesale trade are expected to be the fastest growing sectors in the County and to contribute the most to the overall county economy. (GC2040, p.25). This Redevelopment Plan seeks to further the economic goals of the County Master Plan.

5.6.b. State Development and Redevelopment Plan

This 2023 Interior Richwood Site Redevelopment Area Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 2, the Suburban Planning Area, encompasses the site in question. PA 2 is intended to “Provide for much of the state’s future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward

further sprawl; and revitalize cities and towns.” (2001 State Plan, p. 186)

This Redevelopment Plan furthers the goals of the State Development and Redevelopment by providing for the Township’s future development in this Center and protecting other natural resources in the rest of the community from development pressure.

5.6.c. Master Plans of Contiguous Municipalities

The only municipality contiguous to the Interior Richwood Redevelopment Area is Mantua Township, which forms the northern border of the Interior Richwood Redevelopment Area. Land within Mantua Township that abuts the Interior Richwood Redevelopment Area is predominately zoned AR, which is agricultural residential and predominantly is developed with farmland. Given these uses, it is anticipated that this Redevelopment Plan will have no effect on the Master Plan of the Township of Mantua .Although the Borough of Glassboro and the Borough of Pitman are near the Interior Richwood Redevelopment Area, they are separated from the Interior Richwood Redevelopment Area by Route 55. As a result, it is anticipated that this Redevelopment Plan will have no effect on the Master Plans of either the Borough of Glassboro or the Borough of Pitman.

5.6.d. Township Master Plan

The latest Master Plan Re-examination occurred in March 2021. In the employment objectives, the 2021 Master Plan Reexamination Report recommended that the Township direct its efforts toward locating planned office industrial and warehouse uses in the immediate vicinity of major regional arteries. (Township of Harrison County of Gloucester Master Plan Re-examination Report, March 16, 2021, p. 11). The Interior Richwood Redevelopment Area is in the immediate vicinity of the Route 322 and Route 55 interchange. This 2023 Redevelopment Plan is designed to effectuate this employment objective of the Master Plan. In addition, this 2023 Redevelopment Plan seeks to effectuate the affordable housing goals of the Township’s Housing Element and Fair Share Plan by creating a realistic opportunity for the development of affordable housing on Block 2, Lot 1.

5.7 Affordable Housing Inventory

The Township is unaware of any affordable housing units that were located within the Interior Richwood Redevelopment Area as of the date those properties were designated as an area in need of redevelopment. No affordable housing units are anticipated to be removed as a result of the implementation of this Redevelopment Plan. In the event that any such unit is later identified for removal in order to implement this Redevelopment Plan, a plan for replacement of such unit shall be addressed in the Redevelopment Agreement executed with the redeveloper whose project has resulted in the need for removal of the affordable housing unit(s).

5.8 Duration of Redevelopment Plan

This 2023 Redevelopment Plan and any modification thereof shall be in full force and effect for a period of thirty (30) years from the date the Township first approves this 2023 Redevelopment Plan.

5.9 Discrimination Ban

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures within this Interior Richwood Redevelopment Area is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

The termination of this plan shall in no way permit the land or structures of the redevelopment area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

5.10 Amendments to Approved Redevelopment Plan

This 2023 Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

5.11 Repeal and Severability Statements

All ordinances or parts of ordinances inconsistent with this 2023 Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this 2023 Redevelopment Plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this 2023 Redevelopment Plan which shall remain in full force and effect.

6.0 APPLICABILITY

The Zoning Map of the Township of Harrison shall be amended to reflect the zoning designations for the Interior Richwood Redevelopment Area identified, discussed, and outlined in this 2023 Plan.