

ORDINANCE NO. 07-2026

**AN ORDINANCE OF THE MAYOR AND COMMITTEE
OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY, AMENDING CHAPTER 225
ZONING OF THE HARRISON TOWNSHIP CODE TO ADD TO ARTICLE II
RESIDENTIAL DISTRICTS §225-15.2 R-9 SPECIAL RESIDENTIAL DISTRICT**

WHEREAS, in 1975, the New Jersey Courts announced in Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

WHEREAS, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”); and

WHEREAS, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

WHEREAS, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendment to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) to implement the FHA Amendments; and

WHEREAS, N.J.S.A. 52:27D-304.1(f)(2)(a) requires municipalities seeking to participate in the Program and secure immunity from exclusionary zoning lawsuits to prepare and adopt a housing element and fair share plan that sets forth a plan for providing for a municipality’s fair share of affordable housing, and N.J.S.A. 52:27D-304.1(f)(2)(c) requires municipalities to adopt ordinances to implement the housing element and fair share plan; and

WHEREAS, pursuant to that authority, and the authority set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) to adopt zoning ordinances, the Township has determined it is in the best interest of the Township of Harrison to create a new R-9 Special Residential District on property known as Block 5, Lots 10, 11 and 13 to permit age-restricted residential development with a mandatory 20% set aside for affordable housing.

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

1. The Township hereby amends Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to add a new Section 225-15.2 “R-9 Special Residential District,” as set forth in Exhibit A attached hereto.

2. Block 5, Lots 10, 11 and 13 are hereby rezoned to the R-9 Special Residential District.

3. Section 225-5, entitled “Zoning Maps” of Article I, entitled “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison is hereby amended by way of an amendment to the Zoning Map to rezone Block 5, Lots 10, 11 and 13 as the R-9 Special Residential District in accordance with this Ordinance. The Zoning Map shall be amended to reflect this new overlay zone.

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

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

6. The Township finds that this Ordinance is not substantially consistent with or designed to effectuate the Housing Element and Fair Share Plan that was adopted on June 19, 2025 (“2025 HEFSP”). However, the Township finds that adoption of this Ordinance is appropriate because circumstances have changed since the adoption of the 2025 HEFSP. The Township makes this finding because:

- a. One of the compliance mechanisms in the Third Round, Mullica West Senior Development, has proposed to provide family units instead of senior units and the Township has determined it is appropriate to allow this change to occur because the developer has already constructed 216 family affordable units in a 100% affordable housing project and this change would allow the new units to be better integrated into the existing development.
- b. By converting the Mullica West Senior Development into family units, the Township is not providing any senior affordable housing units in the Third Round. However, approximately 28% of the Township’s population is age 55 years and older, and at least 30% of the population of Region 5, which Harrison Township’s housing region, is 55 years and older. Therefore, it is appropriate to ensure that a sufficient amount of senior housing is provided to meet the needs of the senior population, including a sufficient amount of senior affordable units.
- c. Adoption of this ordinance allows the Township to create a realistic opportunity for the creation of a sufficient amount of senior affordable housing units to meet the needs of senior households in Region 5 and furthers the goals of the Mount Laurel

Doctrine, which is to provide an opportunity for a variety and choice of housing for all categories of people.

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

ATTEST:

TOWNSHIP OF HARRISON


JULIE CUNDEY, Township Clerk


THOMAS COAKLEY, Deputy Mayor

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, held on the _____ day of _____, 2026, and will be considered for final passage after a public hearing at a meeting of the Township Committee of the Township of Harrison to be held on the ___ day of _____, 2026.

JULIE CUNDEY, Township Clerk

I hereby certify that the foregoing Ordinance was approved for final adoption by Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey at a meeting held on the _____ day of _____, 2026.

JULIE CUNDEY, Township Clerk

EXHIBIT A

Chapter 225, Zoning

Article II, Residential Districts

Section 225-15.2, R-9 Special Residential District

§225-15.2 R-9 Special Residential District

- A. Purpose: to provide for a diversity of housing options in the Township and to provide affordable housing.
- B. General.
 - (1) The district shall be developed in a comprehensive manner pursuant to one development plan.
- C. Permitted Uses:
 - (1) In the R-9 Special Residential District, 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 one or more of the following uses:
 - (a) Age-restricted single family detached dwellings which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.
 - (b) Age-restricted townhouses, but excluding stacked townhouses which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607;
 - (c) Age-restricted mid-rise apartments with elevators which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607;
 - (d) Community and indoor and outdoor recreational amenities, including but not limited to clubhouse, rental office, management office, swimming pools, tot

lots, playgrounds, dog parks, benches, gazebos, pavilions and fire pits. If one or more of these are combined into a single lot, then they shall be collectively considered a single principle permitted use;

(e) Stormwater Facilities;

(f) Utility Infrastructure including but not limited to pump stations, water tanks, above ground heated enclosure, transformers, ac units, generators.

(2) Affordable Housing Set-Aside. At least 20% of the total residential units developed on the tract shall be reserved for, and deed restricted in accordance with the most current version of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), in effect at the time of application for a construction permit, Chapter 67, Affordable Housing, of the Harrison Township Code, as may be amended and supplemented, the most current version of the Harrison Township Housing Element and Fair Share Plan, and the provisions of this Section 225-15.2. All affordable units shall comply with UHAC and Chapter 67 of the Township Code. To the extent there is a conflict between the Township ordinances and UHAC, UHAC standards shall apply.

(3) Homeowners' association. All permitted uses within a development shall be included in one (1) homeowner's association. The homeowner's association shall become the owner of all lands to be dedicated to recreation, open space, wetlands, stormwater management and/or utility infrastructure, and shall be responsible for the maintenance of all such areas. Affordable units shall be part of the same homeowner's association as the market rate units, and affordable units shall be offered the same access to community and indoor and outdoor recreational amenities, stormwater facilities, utility infrastructure, building ingress and egress and site ingress and egress, as are available to the market-rate units. The master deeds and declaration of covenants and restrictions shall not distinguish between affordable units and market rate units in the calculation of association fees or special assessments in accordance with UHAC.

(4) Conditional Use. In the R-9 District, a tract may be developed in accordance with the R-2 Residence District Zoning, subject to the following conditions:

(a) The development must strictly comply with all of the requirements of the R-2 Residence District zoning, including all bulk requirements and accessory uses;

(b) If seven (7) or more residential units are proposed, at least 15% of the total residential units developed on the tract shall be reserved for, and deed restricted in accordance with the most current version of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), in effect at the time of application for a construction permit, Chapter 67, Affordable Housing,

of the Harrison Township Code, as may be amended and supplemented, the most current version of the Harrison Township Housing Element and Fair Share Plan, and the provisions of this Section 225-15.2; and

(c) The development is proposed on a tract that is at least 60 acres or more.

(5) Accessory uses. In the R-9 District, the following uses may be permitted as accessory uses:

- (a) Parking; on/off street parking and loading, bicycle racks, electric vehicle recharging facilities
- (b) Dumpsters, trash compactors, and other trash, recycling, utility, or maintenance structures, enclosures or facilities
- (c) Street furnishings, planters, streetlights, and exterior, garden-type shade structures
- (d) Fences and walls
- (e) Decks, patios, and terraces.
- (f) Mailbox clusters
- (g) Loading/delivery areas
- (h) Signage, including directional and informational
- (i) Ground Maintenance Storage Buildings
- (j) Sidewalks and pathways
- (k) Bus stop
- (l) Sales offices
- (m) Fire pit
- (m) Other accessory uses and/or amenities customarily incidental to the principal permitted use as approved by the Joint Land Use Board

(6) Temporary Uses. Following the creation of the homeowner's association, the following temporary uses shall be permitted, but only until the last residential unit

within the homeowner's association has been sold: Construction trailers and model homes.

D. District Area and Bulk Requirements. The following shall be the bulk standards for the R-9 Special Residential District:

(1) Tract development.

(a) Minimum tract area: 60 acres.

(b) Minimum building setbacks. Building façade to tract line: 30 feet from the tract line. The building façade is the building elevation facing a public street, roadway, or highway.

(c) Minimum buffer from tract line to parking, drive aisle, or turnaround area: 25 feet excluding access drives and signs.

(d) Maximum permissible development density:

[1] The gross per tract shall not exceed 6 dwelling units per net acre.

[2] The gross density in the zone shall not exceed 720 total dwellings.

[3] The maximum units per building in a townhouse structure shall be 8 units per building.

[4] The maximum units per building for mid-rise apartments shall be 36 units per building.

(e) Maximum building height: three stories and 45 feet.

(f) Maximum building coverage:

[1] Lot: 50%

[2] Tract: 30%.

(g) Maximum impervious coverage:

[1] Lot: 70%

[2] Tract: 50%

(h) Minimum building setbacks from public streets, internal private streets, and drives:

[1] Existing Arterial roadways: 50 feet from proposed right-of-way line.

[2] Existing Collector roadways: 50 feet from edge of pavement or curb or 18 feet from the sidewalk edge closest to the building, whichever distance is greater.

[3] Existing and Proposed Residential streets: 28' feet from right-of-way line or 18 feet from the sidewalk edge closest to the building, whichever distance is greater.

(i) Minimum building setbacks from parking spaces (excluding garage and driveway spaces): 10 feet.

(j) Driveway setbacks:

[1] Interior Townhouse unit driveway setback from property line: 0 feet

[2] Exterior Townhouse unit driveway setback from property line: 5 feet

[3] Single family dwelling unit driveway setback from property line: 5 feet

(k) Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Chief requirements.

(2) Distances between structures. In Townhouses or Mid-rise Apartments, the following distances shall be maintained between structures.

(a) End wall to window wall: 20 feet minimum.

(b) Window wall to window wall (separate buildings): 20 feet minimum.

(c) Window wall to window wall (in the same building): 40 feet minimum, exclusive of architectural accents, including, but not limited to, nooks, notches, or bays.

(d) Townhouse minimum building size is 20 feet by 40 feet, separated by 20 feet side-to-side, 40 feet back-to-back, and 40 feet back-to-side.

(e) Minimum building setbacks from lot line:

[1] Front yard setback: 18 feet.

[2] Side yard setback:

[a] Interior unit in row of townhouses including stacked townhouses: 0 feet.

[a] End units in row of townhouses including stacked townhouses: 5 feet.

[b] Rear yard setback: 20 feet, except that Townhouses may have a rear deck extending 10 feet into the rear yard setback.

(3) Bulk and Area Regulations for Specific Permitted Uses

(a) Community and indoor and outdoor recreational amenities, including but not limited to clubhouse, rental office, management office, swimming pool, tot lot, playgrounds, dog parks, benches, gazebo, pavilion and fire pits.

[1] Minimum Front, Side and Rear Yard Setbacks of 10 feet.

[2] 65% Maximum Building Coverage.

[3] 85% Maximum Impervious Coverage.

[4] Maximum building height of 35 feet, or as approved by Planning Board to accommodate specific amenities.

[5] Minimum lot size: N/A

[6] Minimum lot frontage: N/A

(b) Stormwater Facilities.

[1] Minimum Front, Side and Rear Yard Setbacks of 3 feet.

[2] Minimum lot size: N/A

[3] Minimum lot frontage: N/A

(c) Utility Infrastructure including but not limited to pump stations, water tanks, above ground heated enclosure, transformers, ac units, generators.

[1] Minimum Front, Side and Rear Yard Setbacks of 3 feet.

[2] 85% Maximum Building Coverage.

[3] 95% Maximum Impervious Coverage.

[4] Minimum lot size: N/A

[5] Minimum lot frontage: N/A

(d) Single-Family Residential

- a. Minimum Lot Area: 12,500-SF
- b. Minimum Lot width at setback: 50-feet
- c. Minimum front yard setback: 20 feet
- d. Minimum side yard setback: 10 feet one, 20 feet combined
- e. Minimum rear yard setback: 20 feet
- f. Minimum building height: 35 feet, 2.5 stories
- g. Minimum lot depth: 90 feet
- h. Maximum impervious coverage: 35%

D. Design criteria.

(1) Building site design principles.

(a) Overall principles.

- [1] While not required, all buildings shall try to integrate the design standards set forth in § 174-13 as related to architectural style and materials.
- [2] Screening of private outdoor living areas shall be addressed and may be accomplished with plant materials, masonry structures or wood fencing. Architectural elements such as masonry walls and fences shall be compatible in both style and materials with the dwelling unit of which it is part.
- [3] The design of all accessory uses, including but not limited to street furnishings, planters, streetlights, exterior garden-type shade structures, fences, walls, decks, patios, and terraces, shall complement the architectural style, type, and design of the buildings and the overall project design.

(b) Townhouses

- [1] Townhouse structures shall be limited to eight ground floor units per structure. No stacked townhouses shall be permitted. Townhouse units shall be grouped in clusters of consistent architectural design. Architectural treatment, roof changes or vertical or horizontal offsets of a minimum of two feet to create visual breaks on the exterior of buildings should be provided.
- [2] Open balconies or outdoor private living spaces for individual dwelling units shall be provided for both market rate unit and affordable units. Balconies integrated into the architectural facade shall be considered as architectural offsets if more than two feet in depth.

(c) Mid-rise apartments.

- [1] Open balconies, decks, patios, or garages at the ground floor units should be provided. Balconies integrated into the architectural facade shall be considered as architectural offsets if more than two feet in depth.
- [2] Architectural treatment, roof or parapet changes, or jogs of a minimum of two feet to create visual breaks on the exterior of the buildings should be provided.
- [3] Architectural treatments, porticos and material changes at points of principal entry should be provided.

(2) Vehicular, bicycle, and pedestrian circulation.

- (a) Access. One access point, to and from the tract, shall be permitted for every 300 feet of frontage. Access drives or driveways shall be provided in accordance with the criteria provided in this section.

(b) General vehicular circulation design principles.

- [1] The street system should utilize, where appropriate, cul-de-sac, roundabouts, loop streets, and other suitable forms of street layout. Varying street widths according to their intended traffic carrying and parking purposes are encouraged.
- [2] If only one access point to and from the tract is provided, an emergency access drive shall be provided in the location recommended by the

Township Fire Chief. Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.

[3] Road and driveway connections from main roads shall be located at grade and not below the crest of vertical curves.

[4] Vehicular connections to adjacent properties may be provided where appropriate.

(c) Pedestrian circulation.

[1] Comprehensive on-site pedestrian circulation shall be provided that includes ADA-compliant crosswalks at all internal intersections and sidewalks along both sides of all roads.

[2] Traffic control devices, namely stop signs, shall be installed at all three-way and four-way intersections.

[3] Traffic calming features shall be installed at the discretion of the Joint Land Use Board.

[4] A comprehensive bicycle and pedestrian plan shall be provided that takes into consideration future development at the state, county, and local level. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space and amenities, as determined, to be appropriate and feasible. This plan shall identify the location and amount of all proposed bicycle parking spaces.

[5] Thermoplastic and laddered or paved crosswalks, a minimum of six feet in width and stop bar, as well as stop sign, shall be placed across all curb cuts, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

(3) Parking and loading requirements.

(a) On and Off-street parking. The standards set forth in the RSIS shall govern all on and off-street parking. Parking stalls for residents and visitors shall be located near dwelling unit entrances. To the extent there is a conflict between this ordinance and RSIS, RSIS standards shall apply; however, driveway and/or garage combinations on individual townhouse lots shall only count towards on-site parking requirements for the individual lot on which they are

located and shall not be counted as parking otherwise available for the overall tract.

(b) EV charging stations. The standards set forth in the Model Statewide Municipal Electric Vehicle (EV) Ordinance published by the New Jersey Department of Community Affairs on September 1, 2021, shall govern the requirements for the installation of electric vehicle charging stations as required under P.L. 2021, c. 171. (N.J.S.A. 40:55D-66.18 et seq.). Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.

(c) Location of parking spaces.

[1] Parking spaces, open or enclosed, shall be on the same lot or tract of land as the building or use to be served. All parking spaces, except for required on-street visitor parking spaces required in RSIS, shall be located on the same lot as the dwelling unit. All single family detached units and all townhouses shall have a driveway sufficient to accommodate at least one off-street parking space, regardless of whether it is an affordable unit or a market rate unit.

[2] A parking space plan addressing parking space allocations shall be submitted with the site plan application.

(d) Bicycle parking design principles.

[1] Location. Bicycle parking facilities shall be located indoors and outdoors.

[2] Mid-rise apartment buildings shall have dedicated interior space or an enclosed room for storage of bicycles.

[3] Bicycle parking spaces shall be provided at all community and indoor and outdoor recreational amenities, and at the cluster mailboxes on the same lot as those amenities. The total number of bicycle parking spaces provided on-tract for these amenities shall be 1 bicycle parking space per ten (10) dwelling units, unless the Joint Land Use Board determines that a lesser number is appropriate. The location of the bicycle parking spaces shall be conveniently located near building entrances or amenity entrances, but shall not block or impede pedestrian or automotive traffic.

(e) Off-street loading requirements.

[1] Mid-rise apartments should provide one off-street loading area for deliveries per building.

(4) Open space and recreational facilities.

(a) Common active open space calculations shall not include lands in conservation easements.

(b) Recreational facilities.

[1] Play lots. One play lot that includes facilities within the play lot for multiple age groups, including toddlers and adolescents, shall be provided in a central location on the tract so that it is easily accessible to all community members or in such other location as approved by the Joint Land Use Board. All facilities shall be ADA compliant.

[2] Passive recreation features, including walking paths, public lawns, pocket parks, civic greens, squares and plazas, shade structures, benches and other types of seating areas, should be integrated into the overall design. A jogging and walking path, a minimum width of five feet, shall be provided around the perimeter of the tract, or in such other locations as approved by the Joint Land Use Board, and shall be connected to the pedestrian circulation system.

[3] *Active recreation adult.* Active adult recreation shall be provided on tract, which shall include one or more of the following uses as a swimming pool, tennis court, a pickleball court, bocce ball court or similar indoor recreational facility or outdoor recreation facility. The active adult recreation shall be centrally located on the tract so that it is easily accessible to all community members or in such other locations as approved by the Joint Land Use Board.

(5) Landscape standards. All landscaping requirements shall conform to § 225-138 as indicated below or unless otherwise noted below.

(a) Street trees. Street trees shall be provided in addition to any buffer requirements for municipal or county streets in accordance with § 192-22.

(b) Landscape buffers. Buffers shall be provided along all site edges as provided for herein:

[1] Where existing vegetation does not exist, a twenty-five-foot landscape buffer shall be required around the entirety of the tract in compliance with § 225-138.

[2] Buffers adjacent to Richwood-Aura Road and all existing residential structures shall include trees, shrubs, and/or berming to provide full visual screening.

(c) Parking areas.

[1] Landscape islands.

[a] Each off-street parking area shall have interior islands with a minimum area equivalent to one parking space per every 10 spaces.

[b] No more than 20 parking spaces shall be placed in one row of parking without an intervening parallel landscape island.

[c] Islands shall be landscaped with shade trees and a combination of evergreen bushes and/or ground cover. Tree canopies should be no lower than seven feet and bushes no higher than three feet to allow for proper vehicular visibility.

[d] Parallel parking islands shall be a minimum of nine feet wide to allow doors to open and provide sufficient soil volume for shade trees planted in the island.

[e] Perpendicular parking islands shall be a minimum of 10 feet wide to allow for car overhang and provide sufficient soil volume for shade tree growth.

[f] All parking islands shall be protected with concrete or Belgian block curbing.

(6) Stormwater.

(a) All stormwater management on the site shall be in compliance with N.J.A.C. 7:8 and Chapter 188, Stormwater Management, of Harrison Township's General Legislation.

(b) Low-impact development techniques, such as protecting natural drainage features, using low-maintenance landscaping and natural vegetation for

retention, and minimizing lawn areas to reduce fertilizer and pesticide use, and others as required under N.J.A.C. 7:8, shall be utilized across the site.

(c) All basins on the site shall be naturalized with appropriate vegetation in accordance with best management practices as described in NJDEP's NJ Stormwater Best Management Practices Manual, as most recently amended.

(7) Sign regulations. Signage in the R9 Special Residential District shall conform to the requirements provided in this subsection.

(a) General. Each site plan application shall include a signage plan showing the specific design, location, size, height, construction, and illumination of proposed signs in accordance with the regulations contained herein.

(b) Permitted signs. The following standards shall apply to all signs in the R9 Special Residential District. No sign type other than those identified below shall be permitted.

[1] Monument signage.

[a] One monument sign shall be permitted at each access point along Richwood Aura Road and at each internal community access point entering the tract from an access easement originating at Richwood Road or Ellis Mill Road.

[b] The maximum monument sign area for signs along Richwood Aura Road, excluding the base structure, shall be 48 square feet per side.

[c] The maximum monument sign area for internal community access points, excluding the base structure, shall be 32 square feet per side.

[d] The maximum monument sign height, including structure and sign area, for signs along Richwood Aura Road shall be 8 feet. The maximum monument sign height, including structure and sign area, for signs at internal community access points shall be 4 feet including the base.

[e] The Planning Board shall have final approval on the location of the internal community access signs.

[f] All monument signs must be located outside of any sight triangle areas. Monument signs may be illuminated backlit or direct LED with no light spillage.

[2] Wayfinding signage.

[a] One freestanding or wall wayfinding sign shall be permitted for each building entrance.

[b] Freestanding wayfinding signs shall be permitted, to be spaced throughout the site for the purpose of wayfinding as needed.

[c] The maximum wayfinding sign area shall not exceed nine square feet and the letter height shall not exceed four inches.

[d] For freestanding signs, the maximum sign height, including structure and sign area, shall be eight feet above existing grade.

[3] Street address signage.

[a] Street address signage shall be provided on each building or for each individual tenant.

[b] Street address numbers shall have a maximum height of six inches on townhouse and 10 inches on mid-rise apartment buildings.

[4] Seasonal banners may be attached to light posts.

[5] Temporary signage, including freestanding ground signs, flag signs, banner signs, contractor signs, or other signs advertising the availability of the residential units and/or directing the public to the development are permitted until the development reaches 100% occupancy.

(8) Loading, refuse and recycling, and service utility areas.

(a) All loading, refuse and recycling collection, service and utility areas shall be sufficient in size to collectively serve the development. The required method of screening for dumpsters, trash compactors, recycling facilities or other outdoor storage areas shall conform to the standards outlined in § 174-14G.

- (b) Outside deposit areas shall not be permitted in any required yard, setback, or buffer area, nor shall they interfere with the operation of off-street parking facilities.
- (c) Trash compactors, recycling facilities, and loading areas shall be located on the site so as to provide clear and convenient access for collection vehicles.
- (d) The applicant shall provide a waste management and recycling plan, subject to Township review and approval. Such management plan shall be submitted with an application for preliminary approval.
- (e) Refuse and recycling requirements. All refuse and recycling requirements of § 185-8 shall apply.
- (f) Outdoor waste and recycling storage areas for non-residential permitted uses.

[1] A central area consisting of trash compactors and recycling facilities may be provided to service the entire development. This area shall be conveniently located for residential deposition of waste and recyclables.

[2] Alternatively, indoor storage areas may be provided in the buildings and temporarily placed outside on days of pickup.

[3] Outdoor dumpster enclosures shall be screened with an opaque solid enclosure of at least five (5) feet in material that matches architecturally with the respective buildings. Enclosures shall have spring loaded opaque solid gates. Chain link fences and chain link fences with slats shall not be used as a dumpster enclosure.

- (g) Dwelling unit storage.

[1] Townhouse dwelling units with garages shall provide a location within the attached garage structure for storage of bins designated recyclable materials and solid waste.

[2] Townhouse dwelling units with no garages, including stacked townhouses, shall provide a shared enclosed dumpster for each building containing townhouse units in an appropriate location as determined by the Joint Land Use Board for storage of designated recyclable materials and solid waste. For buildings containing more than four (4) townhouse dwelling units, two (2) shared enclosed dumpsters shall be provided at each end of the building. Board shall determine final location of dumpsters. Outdoor

dumpster enclosures shall be screened with an opaque solid enclosure of at least five (5) feet in material that matches architecturally with the respective buildings. Enclosures shall have spring loaded opaque solid gates. Chain link fences and chain link fences with slats shall not be used as a dumpster enclosure.

[3] Mid-rise apartment building dwelling units shall provided on each floor of the mid-rise apartment building a central room containing either trash and recycling with bins for collection of recycling or a chute for trash and as separate chute for recycling terminating in a collection area within the structure.

(h) Transformers, telephone terminal boxes, and cable TV boxes located on the ground shall be screened from view with appropriate landscaping or architectural features integrated into the building or overall site design.

(i) Utility improvement including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics.

(9) All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards.

(10) Snow storage and removal. Procedures for snow storage and removal shall be identified and shall be included in the homeowner's association documents. On-site salt storage shall only occur in enclosed structures.

(11) District boundaries: The following parcel referenced by block and lot designations on the Tax Map of the Township of Harrison make up the R-9 Special Residential District: Block 5, Lots 10, 11 & 13.

(13) All design and performance standards set forth in the Township Code that are not address herein remain applicable.

F. Affordable Housing Requirements.

(1) Design of Affordable Units. Design and siting of the affordable units and market rate units must comply with the occupancy standards set forth in N.J.A.C. 5:80-26.5(a)(2) and/or (a)(3), as applicable, and Chapter 67 of the Township Code. Bedroom and income distribution shall be determined by the Municipal Housing Liaison in consultation with the Administrative Agent approved by the Township for the project, at or before the time of application for a construction permit for the

first dwelling unit in the project. This shall be an essential and non-severable condition of any approval.

- (2) Compliance with settlement agreement. Full compliance with the Mediation Agreement entered into between the Township and Fair Share Housing Center, dated December 15, 2025, as may be amended and supplemented, and shall be an essential and a non-severable condition of any approval.
- (3) Construction and phasing of construction of all affordable units shall be in strict compliance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of application for a construction permit. Administration of all affordable units shall be in accordance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of administration. To the extent that the provisions of UHAC conflict with the provisions of the Township Ordinance, UHAC will apply. This shall be an essential and non-severable condition of any approval.
- (4) Deed Restriction. The signature of the Municipal Housing Liaison on the subdivision plan shall be a required signature for recording the subdivision plan or subdivision deed. Prior to signing the subdivision plan or subdivision deed, the developer or owner of the tract shall record a deed restriction, in the form approved by the Municipal Housing Liaison and required by UHAC, identifying the affordable units to be constructed as part of the project. This shall be an essential and non-severable condition of any approval.

