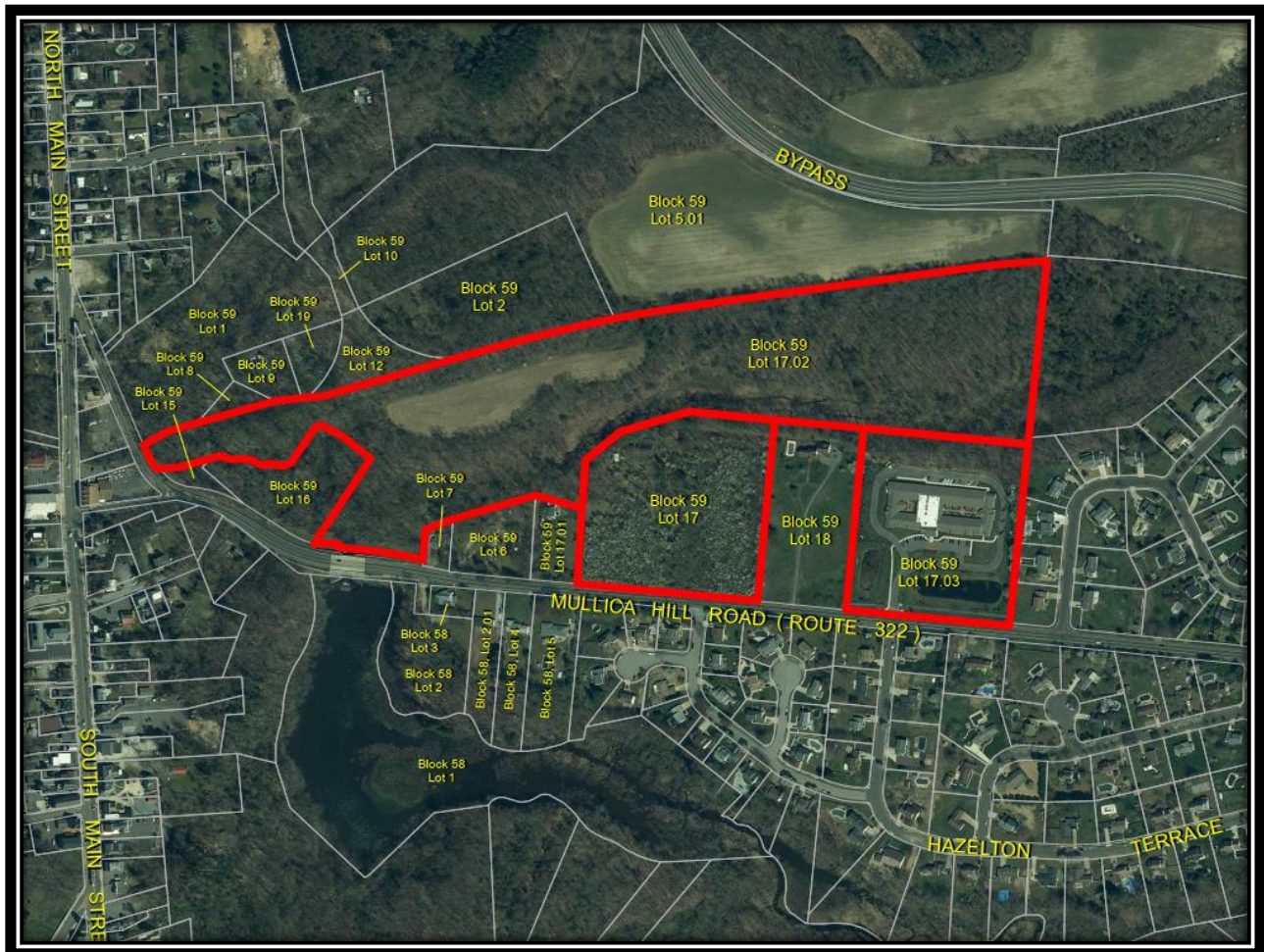

HARRISON TOWNSHIP



Block 59, Lots 17, 17.02 and 17.03 Amended Redevelopment Plan

Non-Condemnation

February 27, 2026

New Jersey Local Redevelopment and Housing Law – NJSA 40A:12A

Prepared by: *Alaimo Group 200 High Street*

Mount Holly, New Jersey 08060

Our File No. M-0360-0031-000

HARRISON TOWNSHIP
BLOCK 59 SITE
AMENDED REDEVELOPMENT PLAN
BLOCK 59, LOTS 17, 17.02 AND 17.03

*Redevelopment Plan Consistent with the
New Jersey Local Redevelopment and Housing Law
N.J.S.A. 40A:12A-1 et seq.
February 27, 2026*

In December 2025 the Harrison Township Governing Body adopted a Resolution authorizing and directing the Planning Board to prepare an amendment to the Block 59, Lots 17, 17.02 and 17.03 Site Redevelopment Plan subsequent to approval of the preliminary investigation, pursuant to the criteria set forth in the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq.

The Joint Land Use Board, following a public hearing in October, 2011, adopted by Resolution, recommended the Study Area to be a Non-condemnation Area in Need of Redevelopment.

The Governing Body adopted a resolution in December 2011, determining that the Study Area be designated as a Non-condemnation Area in Need of Redevelopment.

The Governing Body adopted Resolution 173-2025 in December 2025 authorizing an amendment to the Block 59, Lots 17, 17.02 and 17.03 Redevelopment Plan

The Governing Body serves as the Redevelopment Entity.




Richard Hunt, PP, AICP
N.J. Professional Planner #6478

Township of Harrison

2026 Mayor and Committee

Adam Wingate, Mayor
Thomas Coakley, Deputy Mayor
Jeffrey Jacques, Committee Member
Michelle Powell, Committee Member
Kevin French, Committee Member
Dennis Chambers, Township Administrator
Julie Cundey, Township Clerk
Kathy Schools, Deputy Municipal Clerk

2026 Township Joint Land Use Board

Adam Wingate, Mayor/Member
Walter Bright, Chair
Anthony DiFibio, Vice Chair
Dennis Chambers, Member
Constantine Benas, Member
Bill Madara, Member
Nicholas Giovinco, Member
John Williams, Member
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Administrative and Professional Staff

Donna Schwager, Joint Land Use Board Secretary
Johanna Kanauss, Zoning Officer
Brian J. Duffield, Esquire, Municipal Attorney
Marla DeMarcantonio Esquire, Land Use Board Attorney
Erin Simone, Affordable Housing Attorney
Richard Hunt, P.P., AICP, Municipal Planner, Alaimo Group
William Long, P.E., Municipal Engineer, Alaimo Group
Bryan Clark P.E., Land Use Board Engineer, Pennoni

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**Harrison Township Redevelopment Plan
Block 59; Lots 17, 17.02 and 17.03
January 2026**

1. REDEVELOPMENT PLAN

1.1. Redevelopment Plan Process and Overview; Terms and Definitions; Redevelopment Entity

Harrison Township intends to implement this amended Redevelopment Plan for the Block 59, Lots 17, 17.02 and 17.03 Redevelopment property comprised of Block 59; Lots 17, 17.02 and 17.03 (hereinafter, the “Property” and “Akroust site”). The Property is located in the current redevelopment zone, with underlying zones of R-1 and R-2. This Redevelopment Plan designates redevelopment objectives, uses, and bulk requirements, design standards and performance criteria. Only those uses listed in Section 1.8.1 upon adoption of this Redevelopment Plan shall be permitted. This Redevelopment Plan is prepared in accordance with the requirements of N.J.S.A. 40A:12A-1 et seq.

Harrison Township continues to advance its redevelopment planning and implementation initiative with this redevelopment effort. Regular and ongoing open discussions among Township Council, Planning Board, and the public help facilitate identification of underutilized land and blighted conditions within the Township. This study area is within N.J. Planning Area 3 (Fringe), where the effort of providing a transition areas between metro/suburban planning areas and rural/ environmentally sensitive planning areas is encouraged as recommended in the New Jersey State Development and Redevelopment Plan.

This Redevelopment Plan constitutes an overlay to permit site development as presented herein. The R-1 Residential Agricultural Zone District and R-2 Residential District remains applicable as the underlying zone.

All terms not otherwise defined herein shall have the same meaning as those set forth in the Harrison Township Land Development Code, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. All other terms not expressly defined in those statutes are left to their common definitions.

The Mayor and Council shall serve as the Redevelopment Entity. It is the intent of this Plan that the Redevelopment Entity has the right to designate developers and/or redevelopers who may negotiate with property owners in the redevelopment area to execute the Plan.

1.2. Redevelopment Plan Consistency with and advancing the Township Master Plan.

The goals and objectives established in the Harrison Township Comprehensive Master Plan guide municipal redevelopment efforts. This Redevelopment Plan advances the fulfillment of an identified municipal needs. The design standards within this Plan ensure new residential homes will be screened from adjacent uses, and result in beneficial redevelopment of the property for Township residents. This Redevelopment Plan provides a redevelopment option within a partially developed area of Harrison Township consistent with Township’s smart growth objectives.

Harrison Township Master Plan Goals and Objectives Applicable to Redevelopment:

- Promote the orderly development of agricultural lands for residential and commercial uses... (Harrison Township Master Plan reexamination report 2021)
- Provide a variety of dwelling unit types and densities to meet the evaluating needs of the current and future residents of the Township
- Promote resident safety through design standards for streets, sidewalks, and crosswalks
- Work in collaboration with the appropriate county and state agencies to protect and establish control of critical resources of the Township
- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units
- Cooperate with NJDEP in the protection of wetlands and other natural resources
- Adopt a stormwater management plan which will promote cooperative development of watershed drainage programs which will minimize the total reliance upon site water detention and storage on a project-by-project basis
- Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planning program

1.3. Overview of Block 59, Lots 17, 17.01 and 17.02 Site Redevelopment and Property Records

**Property Identified “Block 59 Site”
Block 59, Lots 17, 17.02 and 17.03**

The Harrison Joint Land Use Board, authorized by Mayor and Council is tasked with preparing the Redevelopment Plan for the Akroust Site. The Joint Land Use Board has conclusively determined the property is in need of redevelopment, that consistency requirements in LRHL have been met, and the redevelopment effort is consistent with the Township Master Plan, the Township Zone Plan, and Township Zoning Ordinances.

The Redevelopment Area totals 46.9 acres comprised on three lots. All of the lots are privately owned. The preliminary investigation determined that this entire area warranted redevelopment based upon the statutory criteria of the LRHL. The investigation concluded by recommending that these lots be included in any redevelopment designation in order to produce an effective and comprehensive redevelopment plan for the area.

Lot 17 is located in the R-2 Residential Zone district.

Lot 17.03 is located in the R-2 Residential Zone district. This lot has been developed as an assisted care facility consistent with the original redevelopment plan.

Lot 17.02 is located in both the R-1 Residential Zone district and R-2 Residence-Agricultural Zone district. This lot is currently vacant.

On July 3, 2008 the Joint Land Use Board adopted Resolution 45-2008 approving a Preliminary Major Subdivision for a forty lot subdivision to construct single-family detached houses on Block 59, Lots 17, 17.02 and 17.03. The houses in the R-1 zone area were proposed on a minimum lot size of 21,750 square feet and the houses in the R-2 zone area were proposed on minimum lot size of 18,750 square feet. All residential lots were going to be serviced by centralized water and public sewer. The approved plan contains three cul-de-sacs, three roadway curb cuts onto Route 322, five internal streets, open space along Route 322, open space associated with the on-site lake, and four stormwater basins. All new residential development was shown to take place on Lot 17. The existing Hess Lake dam was supposed to be reconstructed as part of the approval.

The site area is bounded by Route 322 to the south, an abandoned railroad right-of-way (old Lot 13) and farmland to the north, an existing single-family detached residential development to the east, wetlands associated with the existing Raccoon Creek to the west and wraps around several existing properties on Mullica Hill Road.

The Village of Mullica Hill is located approximately 1,000 feet to the northwest. According to the subdivision files the site itself contains two derelict wood frame structures, a combination gravel/dirt road that intersects with Route 322, many trees, a lake and dam, wetlands, steep slopes, and a stream corridor. Site investigation as part of this study indicates that as of the date of this study, the two derelict wood frame structures are still on the site. The dam associated with Hess Lake no longer exists.

The approved subdivision plan, which was prepared by Wood Engineering Associates, Incorporated, shows an unnamed tributary of the Raccoon Creek, a lake called the Hess Lake, a fifty foot wetland buffer and a seventy-five foot riparian buffer along the lake and stream corridor, slopes twenty percent or greater with wetlands along the stream, and wooded areas. These environmental features are most predominant at the western edge of the Redevelopment Plan Area and bisect Lot 17.02.

At present, the dam associated with Hess Lake and the lake itself, do not exist. As stipulated in the Preliminary Major Subdivision approval for Mullica Hill Estates, a new dam is required to re-establish the lake. For purposes of clarity, this requirement does implicate, concern, pertain to or obligate the residential subdivision approved by the Joint Land Use Board for the property designated as Block 59, Lot 17 and as memorialized by Resolution No. 26-2016 and Resolution No. 24-2020.

The property identified as the Akroust Site is located along Route 322 and is a short distance from the Township’s Main Street district. Route 322 provides regional access from the site. Additionally, The New Jersey Turnpike is less than four miles from the property (as the crow flies) which provides even greater access to the region. The Philadelphia airport is within a forty minute drive from the site, and within a two hour drive of Newark Airport. The property is within Harrison Township sewer service area, and has access to major utilities including water, sewer, gas, and electric.

1.4. Public Transportation Serving the Redevelopment Area

- Route 45 / Main Street is serviced by NJ Transit

1.5. Public Utilities: Water, Sewer, Gas, Electric and Communications

The Redevelopment Area is serviced by:

Water:	NJ American
Sewer:	Harrison STP, Mullica Hill
Natural Gas:	South Jersey Gas Company

Electric:	Atlantic City Electric
Communications:	Verizon, Comcast
Fiber Optic:	Cable

1.6. Pedestrian and Bicycle Access

- Mullica Hill Road (322) does not have sidewalks nor particularly wide shoulders along the length of the property, except for the assisted care facility.
 - Sidewalk access begins west of the property in front of Mullica Hill Pond.

1.7. Harrison Township Stormwater Management Plan Applicability

As directed by the Township Engineer, the Municipal Stormwater Management Plan (MSWMP) and implementing ordinance as required by N.J.A.C. 7:14A-25 will be utilized to review development applications within the redevelopment area, as may be applicable to retrofit and upgrade this existing development site. The MSWMP addresses flood damage reduction, minimization of stormwater runoff, soil erosion reduction, adequacy of stormwater facilities, maintained o groundwater recharge, non-point stormwater pollution, surface water maintenance, and the protection of public health through stormwater planning, engineering, and operation/maintenance. The goals of the MSWMP are incorporated into this redevelopment plan with a particular emphasis on the “*maintenance of surface waters*” and “*protection of public health and welfare through the planning, engineering, operation, and maintenance of stormwater systems*”.

1.8. Land Use: Design Standards, Bulk Requirements, Performance Criteria and Development Regulations

This Redevelopment Plan sets forth design standards, performance criteria, development regulations, and designates permitted uses, and bulk requirements for the designated redevelopment area. Bulk requirements and design standards as stated herein and as applicable to the specific standard supersede the existing zoning controls of the underlying R-1 Zone on the property when a redeveloper has been appointed by the Township council or has entered into a redevelopment agreement with the Township council in accordance with NJSA 40A:12A-8. Where no redeveloper has been appointed and/or no redevelopment agreement has been authorized, the permitted and conditional uses, bulk requirements and design standards provided in the R-1 zone remain applicable.

The Redevelopment Plan proposes the demolition and removal of two derelict onsite buildings and the removal of an existing gravel/dirt road and to replace these features with the following land uses:

- A. A single-family detached residential subdivision bounded by the “Former

Location of Hess Lake” to the north, US Route 322 to the south, Block 59, Lot 18 to the east, and Block 59, Lots 6, 7, and 17.01 to the west. A maximum of twelve single-family residential lots of a minimum lot size of 15,000 square feet are permitted on 8.58 total acres.

- B. The construction (completed) of a 1-story assisted living complex bounded by an unnamed tributary to the north, US Route 322 to the south, Block 37.03, Lots 10, 11, 12, and 13 to the east, and Block 59, Lot 18 to the west. A total maximum of 50,000 square feet are permitted on six acres.
- C. A single-family detached residential subdivision on Lot 17.02 located to the north of the Unnamed Tributary and the former location of the Hess Lake. A maximum of nineteen single-family residential lots of a minimum lot size of 21,750 square feet are permitted on 30.5 acres for the purpose of estate houses.
- D. Conditional to development of a nineteen lot subdivision on the north side of the stream/lake, Hess Lake shall be re-established through the dam reconstruction and the north and south side of the site physically connected by the construction of a bridge that provides a dedicated two-way automobile connection and a fifteen foot dedicated pedestrian connection on both sides of the structure. The bridge is to serve as a gateway to Harrison’s internal bike path system, connecting to the public lands north of the old rail bed easement (old Block 59, Lot 13) and Gloucester County’s east/west bike path corridor (old Block 59, Lot 13), as well as serve as an icon to the historic character of Mullica Hill. As such, the bridge is required to be a covered bridge constructed of local field stone, with a timber frame cover. Further, the bridge shall have decorative lights and landscape planters to be determined by the Joint Land Use Board. Similarly, the reconstructed Hess Lake dam shall be faced with local field stone to be approved by the Joint Land Use Board.

1.8.1 Land Use

- A. Land Uses.
 - 1. The land uses, building requirements and design standards stipulated in this section are intended to allow for the development of a thirty-one lot single-family detached residential subdivision, an assisted living complex and the permanent preservation of open space – all of which will serve as an example of sound and comprehensive planning for Harrison Township and adjacent municipalities. This can and will be accomplished through the utilization of standards that help to create an attractive housing subdivision and a senior oriented use and standards that result in the

creation of a predominantly passive open space area that is also utilized for pedestrian/bicycle interconnections to the Village area and other parts of the Township.

B. Land Use Scenario.

1. The redeveloper is permitted to construct a maximum of thirty-one single-family detached houses. twelve of the houses shall be located on an 8.58 acre parcel located directly west of Block 59, Lot 18 and nineteen of the houses shall be located on a 30.5 acre parcel located north of the Unnamed Tributary and the former location of the Hess Lake. The entire residential subdivision shall contain and address pedestrian and bicycle circulation, public residential street construction, storm water management, street tree plantings and street lights, and buffering along Route 322 and along the easterly and westerly edges of the site. In addition, the redeveloper shall be required to construct a maximum 50,000 square foot residential assisted living complex located directly east of Block 59, Lot 18. The assisted living complex shall contain and address pedestrian and bicycle circulation, private driveway access/egress and parking lot construction, storm water management, solid waste collection and disposal, street tree plantings and street lights including parking lot lights and buffering along Route 322 and along the easterly and westerly edges of the site. The redeveloper shall prepare a plan for the care and maintenance of the open space parcels and stormwater management areas as well as to address pedestrian and bicycle circulation.

C. Bridge, Dam, and Multi-purpose Path Requirements

1. Hess Lake previously provided a unique context and wildlife habitat for the Redevelopment Area. It is a context consistent with Harrison’s goals and objectives for community development. Consistent with the original 2008 Major Subdivision approval, Lake Hess shall be reestablished through the reconstruction of the Hess Lake dam as well as a bridge to accommodate both automobile and bike/pedestrian use. The bridge is to serve as a gateway to Harrison’s internal bike path system, connecting to the public lands north of the old rail bed easement (old Block 59, Lot 13) and Gloucester County’s east/west bike path corridor (old Block 59, Lot 13), as well as serve as an icon to the historic character of Mullica Hill. As such, the bridge is required to be a covered bridge constructed of local field stone, with a timber frame cover. Further, the bridge shall have decorative lights and landscape planters to be determined by the Joint Land Use Board. Similarly, the reconstructed Hess Lake dam shall be faced with local field stone to be approved by the Joint Land Use Board.

2. A dedicated eight foot wide pedestrian multi-purpose path shall be required to run parallel to Route 322/Mullica Hill Road along the length of Lot 17, 17.02, and 17.03 (See Appendix 4 for required buffer and setback dimensions), and extending from Kayla’s Way along Block 37.03, Lot 13 to the Mullica Hill Pond and including Lots 18, 6, 7, 17.01. A second eight foot wide pedestrian multi-purpose path shall be required to connect the new path along Route 322 to the pedestrian pathway along the south side of the new bridge. This connection shall run through the twelve lot subdivision. The exact location of this multi-purpose path connection from Route 322 to the new bridge and related internal circulation systems shall be reviewed and approved by the redevelopment entity.
3. A sixty foot wide easement shall be provided that shall run along the entire length of the northerly edge of the Redevelopment Area in the approximate location of old Block 59, Lot 13 for the purposes of Gloucester County’s multi-purpose bicycle path construction. The easement shall be provided prior to the Township’s signing of the approval plans for the twelve lot residential subdivision located adjacent to US Route 322. The Redevelopment Plan requirement for a local roadway serving the thirty-one estate lots and the requirement for a thirty foot wide vegetated buffer on the northerly edge of the estate lots (See Appendix 3) may occur within the 60 foot wide multipurpose path easement. It is intended that the road right-of-way occupy the southerly side of the easement and the County path occupy the northerly side of the easement. The integrity of an off-road path shall be maintained. The entire sixty foot wide easement that includes the multi-purpose path, the roadway, and the vegetated buffer shall be covered by a conservation easement.
4. A conservation easement for the purpose of connecting Route 322 through the twelve residential lots to the County multi-purpose easement shall be provided prior to the Township’s signing of the approved plans for the twelve residential lots. The easement shall generally follow the internal roadway system and follow the covered bridge alignment and be adequate to provide for an eight foot wide path and five foot wide buffer edge where appropriate and directed by the Joint Land Use Board. The construction of the path shall be addressed at time of Joint Land Use Board approval for the twelve residential lots.
5. The developer shall provide an easement to the Township through the northerly portion of Lot 17.02 on the north side of Hess Lake where the nineteen dwelling units are allocated on Appendix 3 for a multipurpose

path that connects to the Township / County pathway system. The length, width, and location of this easement is to be determined at subdivision for the twelve residential single-family lots on Lot 17 as shown on Appendix 3, along with any other improvements as deemed necessary by the Redevelopment Entity.

6. The bridge, dam, Hess Lake, and buffers shall be maintained by an HOA of the residential components of the Redevelopment Plan.

D. Bulk Requirements for Single Family Detached Dwellings on the 8.58 Acre Parcel

1. Maximum number of dwelling units – 12
2. Minimum lot size – 15,000 square feet
3. Minimum lot depth – 105 feet
4. Minimum lot width – 80 feet
5. Minimum front yard setback – 30 feet
6. Minimum side yard setback – 10 feet minimum, 30 feet aggregate
7. Minimum rear yard setback – 30 feet
8. Maximum building coverage – 20%
9. Maximum lot coverage (impervious) – 40%
10. Minimum off-street garage parking – 2 spaces per unit
11. Maximum building height – 2 stories and 35 feet

E. Bulk Requirements for Single-Family Detached Dwellings on the 30.5 Acre Parcel

1. Maximum number of dwelling units – 19
2. Minimum lot size – 21,750 square feet
3. Minimum lot depth – 150 feet

4. Minimum lot width – 125 feet
5. Minimum front yard setback – 35 feet
6. Minimum side yard setback – 20 feet
7. Minimum rear yard setback – 30 feet
8. Maximum building coverage – 15%
9. Maximum lot coverage (impervious) – 35%
10. Minimum off-street garage parking – 2 spaces per unit
11. Maximum building height – 2 stories and 35 feet

F. Bulk Requirements for Assisted Living Complex.

1. Maximum building square footage – 50,000 square feet
2. Minimum tract size – 6 Acres
3. Minimum tract depth – 500 feet
4. Minimum tract width – 500 feet
5. Minimum front yard setback – 200 feet
6. Minimum side yard setback – 80 feet
7. Minimum rear yard setback – 125 feet
8. Maximum building coverage – 20%
9. Maximum lot coverage (impervious) – 35%
10. Minimum off-street parking – 0.5 spaces/unit
11. Maximum building height – 1 story and 35 feet

G. Standards for Single Family Detached Dwellings

All architecture and materials are subject to approval by the Joint Land Use Board. The Joint Land Use Board shall act as the redevelopment design committee.

1. Principal Building Requirements.
 - a. The building shall be oriented to the primary street and provide pedestrian access from the primary street.
 - b. If applicable, porches shall address the primary street.
 - c. Blank facades are not permitted on the principal building. Any façade facing a public street shall incorporate fenestration for a minimum of twenty percent of the façade area.
 - d. Foundation plantings are required to screen primary façade foundation walls.
2. Garages and other Accessory Structures.
 - a. The architectural design of all garages shall be consistent in material, roof pitch, exterior materials, color, etc. to the house.
 - b. Detached garages shall be located behind the house.
 - c. Sidewalk material shall continue uninterrupted by driveway material.
 - d. Sheds shall only be located behind the house.
3. Massing, scale and variety.
 - a. To avoid excessive uniformity, adjacent identical facades are not permitted for houses.
4. Roofs shall be compatible

Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style. Variation in roof forms between buildings assures variety and creates interest in massing compliance.

- a. Permitted roofing materials:
 - 1) Standing metal seam (limited to grey)
 - 2) Copper
 - 3) Cedar
 - 4) Shakes
 - 5) Natural or artificial slate
 - 6) Asphalt shingles
- b. Roof forms shall be simple without excessive street facing gables and be appropriate to the style of the house.
- c. The pitch of gable and hip roof shall be between 7 to 12 through 14 to 12 with the exception of stoops and porches which may be a minimum of 3 to 12.
- d. Shed roofs shall be permitted only when the ridge is attached to an exterior wall of the building. The pitch shall be between 3 to 12 and 14 to 12. A 2 to 12 pitch shall be permitted on the rear of the buildings.
- e. Vertical or pseudo mansard type of roof forms and bubble-type skylights are prohibited.
- f. Dormers are permitted provided they adhere to the typical design of the applied style. Roofs with a minimum slope of 3 to 12 or hipped or gabled with a slope that matches the principal roof.

5. Materials

- a. Building walls shall have an exterior finish of the following materials or approved equivalent:
 - 1) Smooth cut cedar shingles (4 inches to 8 inches exposed to weather) shall be permitted on all house types.

- 2) Wood clapboard siding 4 inches to 8 inches exposed to weather) shall be permitted.
 - 3) Wood beaded siding (7 inches exposed to the weather) shall be permitted.
 - 4) Brick or stone.
 - 5) Cement fiber clapboards or shingles, such as Hardiplank (four inches to eight inches exposed to weather) or approved equal material shall be permitted.
 - 6) Vinyl siding (minimum of .042” thick) which shall be Dutch Lap, Cedar, Half Round, Shingle, or Staggered Shingle except that siding shall not include long uninterrupted expanses of the material.
 - 7) Stucco, parging, or approved similar products shall be permitted subject to the condition that for all residential there shall be no long, uninterrupted expanses of the material and that predetermined location of any necessary expansion joints shall be carefully considered for architectural appropriateness.
- b. House foundation walls of poured concrete or concrete masonry units (CMU) which face a street shall be exposed no more than twenty-four inches above the ground unless the walls show a finish of brick, local fieldstone, finished poured concrete or patterned brick-form poured concrete.
 - c. The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.
 - d. Cultured stone shall be of a high quality that successfully mimics natural materials.
 - e. Garage doors shall be built of wood, embossed hardboard, embossed steel, aluminum or fiberglass and shall have clear glass and/or raised panels.
 - f. Any exposed foundation that is patterned brick (formed concrete)

shall be painted the same color as the primary façade material.

6. Windows and doors.

- a. Window and door treatments shall be of uniform character:
 - 1) Patterns of glazing shall be appropriate to the style of the architecture.
 - 2) Dormer windows shall be consistent with lower level window style.
 - 3) Shutters shall not be applied to box or bay windows.
- b. Roof cornice or soffit shall be a minimum of 12 inches above upper floor windows.
- c. Front doors shall be wood, steel, or fiberglass paneled in a traditional style.

7. Porches, decks and columns.

Historically, residential porches in their many forms (stoop, porticos, terraces, entrances courtyard, Porte cocheres, patios or verandas) serve a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entry ways and allow for development of architectural detail. Porch design, scale and detail vary widely between architectural styles.

- a. All front steps should be masonry or concrete. No wood front steps are permitted.
- b. Porches are not a required element.
- c. The front entry porch should serve as a transitional element from the public realm of the sidewalk to the private realm of the home. The scale and size should reflect this idea.
- d. Porches shall generally be located on the front of the residence

(front entry porch) facing the sidewalk but may occasionally be located on the side of a dwelling.

- e. The space below decks and porches which is visible from nearby public property and/or rights-of-way shall be skirted by wood or vinyl lattice with not greater than two inch spaces between the boards.
- f. Columns shall match the overall proportions of the house. The style and design of the column shall be consistent with traditional detailing and shall match the design and style of the overall house. Columns shall be a minimum 5” by 5” square or a minimum of eight inch diameter.
- g. Durable wood, or an approved equivalent, concrete, masonry, or suitable synthetic wood products which appear to be traditional wood flooring are to be used for porch and covered portico flooring that are visible from a public right-of-way. Pressured treated wood flooring is prohibited.
- h. Patio materials shall be stone, slate, brick, poured concrete or decorative paver.
- i. Patios may be located in side and rear yards not readily visible from a public right-of-way or sidewalks and pathways.
- j. Decks shall be located in rear yards and designed to be compatible with the house and lot. Decks shall meet the minimum setbacks of the accessory structures on the lot.
- k. Decks shall be made of wood or an acceptable composite material such as Trex (or approved equal). Decks and stairs built of pressure treated wood and readily visible from public property and/or right-of way must be painted or stained.

1. Porches shall be defined as roof structures supported by columns. Roofs shall be pitched forward with a slope of 3:12.

H. Standards for Assisted Living Complex

1. Architecture.

- a. All architecture and materials are subject to approval by the Joint Land Use Board. The Joint Land Use Board shall act as the redevelopment design committee.
- b. All structures shall be designed with traditional materials, massing and form, rhythms, and roof lines. There shall be no long horizontal runs of building without building offsets.
- c. There shall be special attention paid to the architectural form and the quality of materials. Due to the uniqueness of the site, the building must address the street and the adjacent neighbors. Building materials shall be carefully selected, following traditional architectural style and designs. The design and placement of windows and doors shall be carefully considered in order to enhance the site.
- d. Building Materials and Colors.
 - 1) Permitted Primary Materials: Brick, Stone and/or Cultured Stone
 - 2) Permitted Secondary: Painted Fiber Cement
 - 3) Prohibited: Vinyl, Stucco, Synthetic Stucco
 - 4) Color of building materials and paints shall be traditional, earth tones
 - 5) House foundation walls of poured concrete or concrete masonry units (CMU) shall be exposed no more than twenty-four inches above the ground and the walls shall have a finish of brick, local fieldstone, or patterned brick-form poured concrete.
 - 6) Exterior building walls of wood or hardboard shall have

openings trimmed in material 4 inches to 6 inches nominal width (with the exception of side trim on windows with shutters which may be less than two inches) and corners trimmed in material of four inches to eight inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have a wider trim.

- 7) The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.
 - 8) Cultured stone shall be of a high quality that successfully mimics natural materials.
 - 9) A change in the dominant facade material may only be made when there is at least a six inch break in the façade of that building or a nominal six inch wide piece of trim is used to separate materials.
 - 10) Any exposed foundation that is patterned brick (formed concrete) shall be painted the same color as the primary façade material.
 - 11) Transitions between materials shall be architectural and part of the overall design of the façade. Where brick (or stone) meets siding, or where stone meets brick, there should be a cap on the lower material. Where siding meets another material (shingles for example, on a gable), there should be trim board at the transition, generally double the width of the corner trim boards.
- e. Primary pitched roofs shall have a minimum pitch of 5:12. Any and all secondary roofs shall have a minimum pitch of 10:12 in traditional form.
- 1) A-frame (gable)
 - 2) Mansard
- f. Roof Materials.

- 1) Permitted roofing materials:
 - Standing metal seam (limited to grey)
 - Copper
 - Cedar
 - Shakes
 - Natural or artificial slate
 - Architectural asphalt shingles

g. Windows and Glazing

- 1) Windows shall be un-tinted. Mirror or reflective glass is not permitted in any commercial or residential location.
- 2) A minimum of twenty percent and maximum of thirty-five percent of a building façade shall be glass.
- 3) Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- 4) Windows on elevations facing a street or sidewalk shall be no closer than twenty-four inches to the corners of the building. Windows on corner houses shall be required on both the first and second story of both elevations, which face public rights-of-way.
- 5) The exterior face of windows and doors shall be recessed by at least two inches from the plane of the façade in which they are placed in order to create shadow lines and a more interesting façade.
- 6) Window and door treatments shall be of uniform character:
 - Patterns of glazing shall be appropriate to the style of the architecture.
 - Dormer windows shall be consistent with lower level window style.

- Shutters shall be applied to all or none of the typical windows of any given elevation. If shutters are applied on a corner house with two primary facades, they shall be applied on both sides.
 - Shutters for the first floor shall be paneled design, shall be ideally on-half the width of the opening, and shall be the same height as the opening. Louvered shutters are permitted on the second and third floors.
 - Shutters shall not be applied to box or bay windows.
- 7) Divided light windows and doors are permitted if they are true divided lights. Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch and the mullion is made of wood, fiberglass, aluminum, or other acceptable composite material. Plastic shall be prohibited.
- 8) Windows, shutters, or blinds should be of a color inherent of a traditional architectural style. Patterns of glazing must be appropriate to the style of the architecture.
- 9) Roof cornice or soffit shall be a minimum of twelve inches above upper edge of windows.
- 10) Front doors shall be wood, steel, or fiberglass paneled in a traditional style.
- 11) The head of the door assembly shall align with head of windows on first floor.
- h. The Township is a rural residential community. Institutional buildings can become overwhelming, large, and intimidating. Therefore, it is important that this building shall be designed to enhance qualities at the human and residential scales. This can be achieved utilizing horizontal and vertical breaks at prescribed rhythms to reflect the scale of the neighborhood.
- i. Horizontal breaks are regulated through the maximum or minimum distance allowed between vertical elements (such as, but not

limited to bays, windows, building offsets, etc.) that break the horizontal plane. Vertical breaks are regulated through the maximum or minimum distance allowed between horizontal elements (such as, but not limited to horizontal bands, windows, building offsets, cornices, etc.) that break the vertical plane.

- 1) The maximum distance between horizontal breaks on the front and side façade shall be twenty feet. Rear facades should be a maximum of thirty feet.
- 2) The maximum distance between vertical breaks on the front, side, and rear façade shall be twenty feet.
- 3) Building offsets used to meet the vertical or horizontal break requirement must represent a difference of at least one foot from adjacent façade planes.
- 4) Maximum distance between horizontal building offsets on the front and side facades shall be sixty feet.
- 5) Decorative bands or material changes shall be done to reinforce traditional building architecture.
- 6) Allowable horizontal and vertical breaks may include, but are not limited to the following:
 - a) Water table
 - b) Dormers
 - c) Bays
 - d) Gables
 - e) Recessed entries
 - f) Decorative Cornices
 - g) Traditional Vertical Windows in a recessed plane from the exterior wall
 - h) Horizontal bands of material offsets and/or material changes
- 7) Because of the long, low nature of the building roof line offsets or breaks are required with a maximum distance between breaks of sixty feet. Roof line offsets shall be a minimum of one foot.
- 8) There are to be no blank facades. All facades must provide

windows and façade offsets and breaks.

- 9) A recreation/outdoor seating area shall be provided for the residents. All recreation areas shall be located interior to the building. This area may consist of a patio, and/or lawn panels. In aggregate, a minimum of 1,000 square feet shall be devoted to this purpose.
- 10) All HVAC, utility boxes, and telecommunication systems must be screened from public view and from view of adjacent properties. Screens must be designed to blend with the architecture of the principal building, and, where appropriate, include landscaping. No utility boxes may be located on the front facades of the building. Noise shall be baffled.
- 11) One free-standing identification sign for the property is permitted. The sign shall be a maximum of six feet high, with a maximum thirty-two square foot sign face and limited to providing the name and property address. The sign shall be constructed of carved wood and indirectly lit from the ground. Landscaping shall be provided to screen ground mounted lights. The sign shall be set back a minimum of twenty-five feet from the street right-of-way.

I. Landscaping.

- 1. Landscaping shall conform to Township code.

J. Stormwater Management.

- 1. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:

- a. Preservation of natural areas.
 - b. The use of native ground covers.
 - c. The use of vegetative filters and buffers.
 - d. Minimizing parking and driveway areas.
 - e. Minimizing impervious surfaces.
 - f. Providing disconnects between impervious areas.
 - g. The use of vegetated roofs.
 - h. The use of porous paving materials.
 - i. The use of vegetated conveyance systems (swales and channels). Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout a site and provide ways to more closely mimic the sites pre-developed hydrology. Included in this category are items such as drywells, infiltration systems, bio-retention basins and both surface and subsurface detention basins.
2. The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features, fencing, and landscaping which creates an attractive visual appearance. Due to the locations of the basins in full public view, basins are required to be aesthetically designed and landscaped to Joint Land Use Board satisfaction. If fencing is deemed necessary by the Joint Land Use Board it will be durable black metal picket or three-rail wooden fences with wire mesh to surround a basin to accentuate visually prominent basin locations and to promote safety. Stormwater design shall be in accordance with Section 174-14.F.

K. Buffer Standards.

- 1. The primary purpose of buffers is to significantly reduce or soften views and reduce noise perception beyond a lot line.
- 2. Buffers are required in the following locations:

- a. Along all lot lines separating lots used exclusively for parking.
 - b. Along all lot lines separating any building from utility or telecommunication equipment.
 - c. Along edges where parking lots share property lines with public streets or other parcels.
 - d. At service and loading areas for non-residential uses.
 - e. In areas identified in Appendix 3.
 - f. All buffers shall be protected with conservation easements.
 - g. All buffer landscaping within any one of the 3 identified parcels shall be installed at commencement of construction of said parcel (i.e. upon issuance of first site disturbance).
3. There shall be a thirty foot wide densely planted vegetative buffer along the side and rear of lots as depicted in Appendix 3.
 4. There shall be a minimum tract perimeter buffer of 30 feet from any existing adjacent residential areas or zones consisting of evergreen and deciduous trees and shrubs to provide a buffer that visually softens the impact of development on adjacent parcels. Larger buffers are prescribed on Appendix 3.
 5. The location and design of buffers shall consider the building or parking spaces being screened, its distance from a lot line, and differences in elevation grades.
 6. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
 7. Buffers shall be identified on site and subdivision plans.
 8. Shade trees shall be provided in the buffer area at the rate of at least one tree per 1,000 square feet of buffer zone.
 9. More than one species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.

10. Additional buffering features shall be provided as determined necessary by the Joint Land Use Board.
 11. The stormwater management areas and associated fencing shall not be permitted to encroach into a buffer area for either the single-family residential development or the assisted living complex.
 12. In the residential subdivision abutting Route 322, the frontage shall be reversed so that the lots contiguous to such streets will front on the newly created local streets or cul-de-sac, with an additional lot depth of fifty feet over and above area regulations measured to the right-of-way. This additional lot depth shall be conservation easement used exclusively for planting, screening and landscaped earthen berms and an eight foot wide paved pathway to be provided by the developer and maintained by the lot owner or by a homeowners' association, if one is created. Berm shall be four feet high.
 13. In the assisted living complex abutting Route 322, the frontage shall contain a lot depth of 50 feet to facilitate the construction of a buffer. This fifty feet of lot depth shall be a conservation easement used exclusively for planting, screening and landscaped earthen berms and an eight foot wide paved pathway to be provided by the developer and maintained by the lot owner or by a homeowners' association, if one is created. Berm shall be four feet high.
- L. Lighting Standards. (Assisted Living Complex only)
1. General requirements. All lighting fixtures shall be subject to Joint Land Use Board approval for design and location.
 - a. Locations where vehicular, pedestrian, and bicycle traffic interface shall be lit for safety.
 - b. Lighting shall be provided in public areas, parking lots, and service areas in a way that minimizes glare and spillage onto adjacent uses and lots.
 - c. Street and parking lots shall have uniform lighting themes.
 - d. Light fixtures along sidewalks and bicycle pathways shall have a maximum luminaire mounting height of fourteen feet. A bollard lighting design shall be permitted. Mounting to be flush with grade

- and color to be black.
 - e. All lighting shall be serviced by underground wiring.
 - f. Spotlight-type light fixtures attached to building shall be prohibited.
 - g. Lights shall be properly shielded and/or mounting heights reduced where lights along lot lines will be visible from the interior of an adjacent building.
 - h. All lighting shall be designed and installed to avoid off-site spillage and be consistent with safety. Light sources shall not be visible from outside the boundaries of a site.
 - i. All lighting shall be encouraged to be LED (light emitting diode) or equivalent energy saving technology available at the time of construction to encourage and support sustainability.
 - j. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The lighting plan shall indicate average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
 - k. Lighting shall be designed in accordance with Section 174-14.B and color to be black.
2. Building mounted lighting.
- a. All exterior building mounted light fixtures (except for façade accent fixtures) shall be permanently fixed to aim straight down and shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.
 - b. Exterior building mounted lighting fixtures shall be located at a luminaire mounting height not greater than twenty feet and not less than eight feet.
 - c. Emergency lighting fixtures mounted on a building exterior shall be automatically illuminated only during times when normal building lights have failed.
 - d. No interior lighting fixtures shall be aimed directly out through a

window or other building aperture.

- e. All building mounted lighting designs shall be coordinated with the architectural design of the building. Color to be black.

3. Parking lot lighting

- a. All parking areas and driveways shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicle operating environment.
- b. The luminaire mounting height of parking lot light fixtures shall not exceed fifteen feet.
- c. All parking lot and driveway lighting shall be shielded and directed downward to minimize incidence of sky glow and to minimize impact on residential areas.
- d. Parking lot and driveway lights shall be 100 watt clear metal halide. The color of the fixture and pole shall be black. Light fixture and pole style shall be designated by the Joint Land Use Board.

4. Street lighting.

- a. All streets, plazas and parks shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicular operating environment.
- b. Street intersections shall be illuminated in accordance with their function, with light poles not to exceed twenty-five feet in height.
- c. Subject to safety evaluation, street lights for the proposed residential subdivision shall consist of no more than six poles; one located at the intersection of Route 322 and the new subdivision street, one located at the subdivision street curve, and one at the end of the subdivision cul-de-sac and three in the residential area north of the Hess Lake.
- d. A street light fixture and pole style shall be designated by the Joint Land Use Board.

M. Lighting Standards (Residential)

1. All residential lighting must comply with standards set in the Township Ordinance.

N. Loading, Refuse, Collection, and Service Utility Areas.

1. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally compatible with principal building architecture and screened to reduce visibility from any neighboring property or adjacent street. Provisions must be made for handling all freight and collection on those sides of the buildings which do not face a public view. The required method of screening shall consist of eight foot tall brick or masonry walls and metal and wood gates compatible in color and texture with building walls. A buffered landscape strip shall be required where necessary. The strip shall have a minimum width of three 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.
2. All containers shall be visually screened with both a durable, noncombustible enclosure and evergreen trees and shrubs, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted in a side setback or between a street and the front of a building.
3. Enclosures shall be designed of durable materials with finishes and colors which are united and harmonious with the overall architectural theme of the building. Bollards shall be black. Gates shall be heavy duty steel to look like board-on-board, painted black.
4. Areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 100 feet to a property line.
5. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts at the lot line of any adjoining residential property or district. Noise impacts shall be required to meet Township and State requirements. The applicant shall provide an effective litter management plan, subject to Joint Land

Use Board review and approval. Such management plan shall be submitted with an application for preliminary approval.

6. An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.
 7. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
 8. Buildings shall be able to provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.
 9. Recycling and trash storage shall be designed in accordance with Section 174-14.G.
- O. Redevelopment of the site is subject to all requirements found in the Township subdivision and site plan ordinance and all relevant design standards except as specified and/or modified herein and as received and approved by the Joint Land Use Board.

10.3 Property Acquisition

The following parcels are privately owned:

- Block 59, Lots 17, 17.02, and 17.03

Harrison Township reserves the right to use eminent domain to acquire any of the parcels located in the designated Redevelopment Area.

10.4 Relocation Analysis

Township officials will not have a need for temporary or permanent relocation of a business and/or residents since the site is devoid of any business or residents.

10.5 Infrastructure and Public Improvements

All roadway sewer and water infrastructure must be in place prior to the issuance of the first residential building permit for any of the two residential parcels within the Redevelopment Plan area.

The Redevelopment Area falls within the existing Township Sewer Service Area. New sewer laterals will be required to service anticipated site development.

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties. New water line extensions will be required to service anticipated site development.

Any new utility lines constructed to serve the Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances. Certain existing lines or sections of existing lines may be relocated above or underground, if necessary and as determined at site and/or subdivision plan review.

10.6 Affordable Housing

The Redeveloper shall comply with all affordable housing statutes, regulations and/or ordinances promulgated by the State of New Jersey, and of its agencies, and/or the Township of Harrison.

10.7 Implementation

Any site and/or subdivision plan application for parcels within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and all applicable ordinances and regulations of Harrison Township. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Township's usual procedure. Prior to commencement of construction, a site and/or subdivision plan for the construction shall be prepared in accordance with the Township's Combined Land Use Code and be submitted by the redeveloper to the Joint Land Use Board so that compliance with the Redevelopment Plan can be determined. Review by the Joint Land Use Board, including submission of waivers, exceptions, and variances, shall be carried out in accordance with applicable Township ordinances.

10.8 Relationship to Local Development Regulations

The regulations that apply to the Redevelopment Area, and as modified by this plan, were adopted by the Harrison Township

Committee and are known as the R-1 Residence-Agricultural Zone District and the R-2 Residence District. The regulations for both zones are found in the Township’s Combined Land Use Code.

11.0 General Provisions

11.1 Zoning Map Amendment

The Zoning Map of the Township of Harrison should be amended to include this Redevelopment Area (Block 59, Lots 17, 17.02, and 17.03) as identified, discussed, and outlined in this document.

11.2 Procedure for Amending the Redevelopment Plan

Upon compliance with the requirements of the applicable law, the Township Committee may amend, revise, or modify this Redevelopment Plan, as circumstances may make such changes appropriate. Such circumstances include, but are not limited to, those arising out of a redevelopment proposal by an existing owner of property in the Redevelopment Area. The Township Committee may require the party requesting the amendment to prepare a study of the impact of such amendment, which study must be prepared by a Professional Planner, licensed in the State of New Jersey, and, further, may require such party to establish an escrow account to defray the review costs of Township professionals.

11.3 Validity or Ordinance

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

1.8.2 Development Regulations

- a. Redevelopment area construction shall be in accordance with the requirements of the Township Code, unless otherwise modified herein.
- b. Submission Waivers. The Planning Board, considering the advice of the Board Planner and Engineer, will consider waivers from the submission requirements within this redevelopment area for efficiency in development costs without

compromising health, safety, and welfare.

- c. This redevelopment area shall be governed by the procedural and performance requirements further set forth under the Land Development section of the Harrison Township code and applicable provisions of the M.L.U.L. with the following modifications:
 - i. Redevelopment activities shall be in conformance with this Redevelopment Plan, which may be amended in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
 - ii. Deviations from the terms hereof shall be addressed by way of an application submitted to the Planning Board. A deviation shall be granted where:
 - 1. An applicant can demonstrate that the proposed deviation is more beneficial for the Township than compliance with the terms required by the Township Code or otherwise required by this Redevelopment Plan, and
 - 2. The proposed deviation furthers the intent and purposes of the Township Master Plan and this Redevelopment Plan.

1.9 Consistency with State, County, Regional, and Nearby Municipal Plans

- 1. New Jersey State Development and Redevelopment Plan (SDRP)

This Redevelopment Area is located within PA3. The SDRP policies support and encourage the revitalization of towns and older communities by providing transition areas between developed areas and rural/environmentally sensitive area.

The SDRP recognizes the following general characteristics of municipalities and communities located within PA3:

- Older communities
- Predominantly rural landscape that is not prime agricultural
- Scattered Communities
- Investments in water and sewer limited to centers

The intention of the SDRP for PA3:

- Accommodate growth in Centers
- Protect and enhance natural resources
- Protect environments; particularly open space and forested areas
- Proved transition areas between developed metropolitan / suburban planning areas and less developed rural and environmentally sensitive planning areas
- Confine programmed sewers and public water services to centers
- Revitalize towns and older communities
- Protect and diversify the character of existing communities

Harrison Townships 2021 Master Plan Reexamination Report recognize that the Township is and will continue to experience development pressure, although developable land becomes exceedingly less abundant. New development will largely involve redeveloping underutilized parcels.

2. Gloucester County

Gloucester County’s regional development efforts include:

- a. Promote development of quality employment and local amenities
- b. Maintain the relatively low cost of living while retaining the quality of life valued by county residents
- c. Attract new residents and visitors to the County
- d. Make strategic infrastructure improvements
- e. Maintain the County’s rural charter and variety of community types
- f. Enable residents to live healthy lifestyles regardless of age, income, or ability
- g. Increase local opportunities for knowledge and success

In conjunction with regional redevelopment efforts by Gloucester County, Harrison Township continues to identify sites that are suitable for smart growth

based redevelopment.

3. Delaware Valley Regional Planning Commission

Harrison Township actively participates with the efforts of DVRPC to improve and redevelop existing urban centers/older communities that are in need of redevelopment, rather than developing open space and farmland into suburban sprawl. Efforts include accommodation of vehicles and pedestrians, improved access to alternative modes of transportation, economic revitalization of corridors, landscaping and streetscape improvements along corridors, and the provision of bicycle/pedestrian access ways and facilities. Gloucester County’s GC2040 community vision report (2015) was created in cooperation with the DVRPC, highlighting particular goals for the County and its constituent townships.

Block 56 Redevelopment maintains consistency with identified goals from the GC2040 plan:

- a. Enabling residents to live healthy lifestyles regardless of age, oncome, or ability
- b. Maintaining the County’s rural character and variety of community types
- c. Maintain the relatively low cost of living while retaining the quality of life valued by County residents

These goals and policies are consistent with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation so to ensure regionally consistent land use plans.

Harrison Township’s redevelopment efforts support and encourage investment in existing infrastructure, advance support for existing and new businesses, and promote environmentally sensitive design.

1.10 New Jersey Department of Transportation and Middlesex County Requirements

- a. All requirements directed by N.J. State and County government agencies shall be met.

1.11 Redevelopment Program and Process Schedule

- a. Establish a general schedule for redeveloping Block 56 consistent with the objective to achieve buildout of the entire Redevelopment Area in accordance

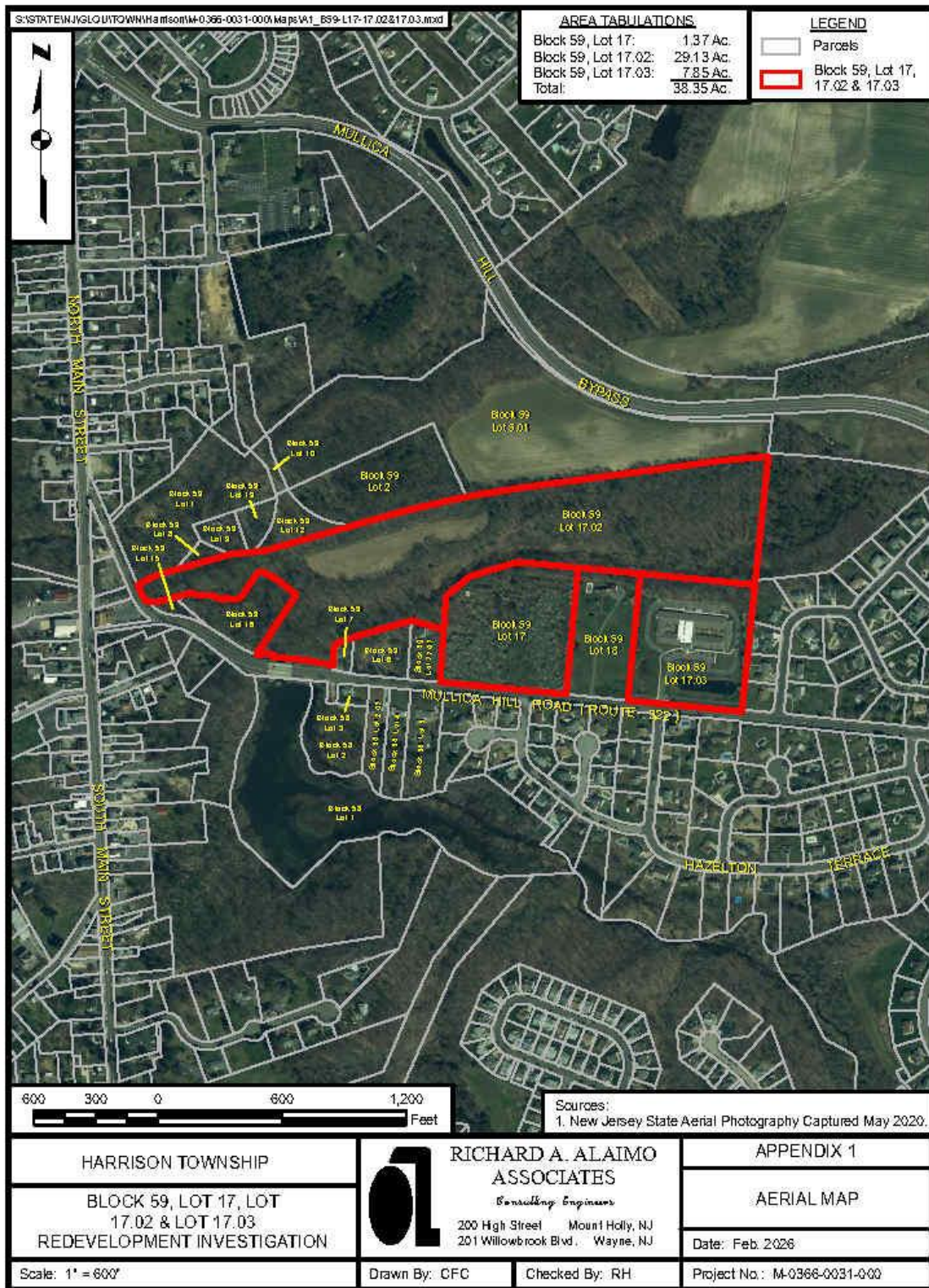
with a Redevelopment Agreement between the Township and Redeveloper.

- b. Finalize Redevelopment Plan; present to Planning Board for review, comment, and recommendation to Mayor and Council by Resolution.
- c. The Redevelopment Plan is to be initially reviewed and recommended by the Planning Board then adopted by Municipal Ordinance. The redeveloper is to be designated by Mayor and Council. The governing body will execute a Redevelopment Agreement and serve as the Redevelopment Entity.
- d. Applicant to formally submit a complete site plan application for review and approval by the Planning Board consistent with this Redevelopment Plan and municipal ordinances as required.

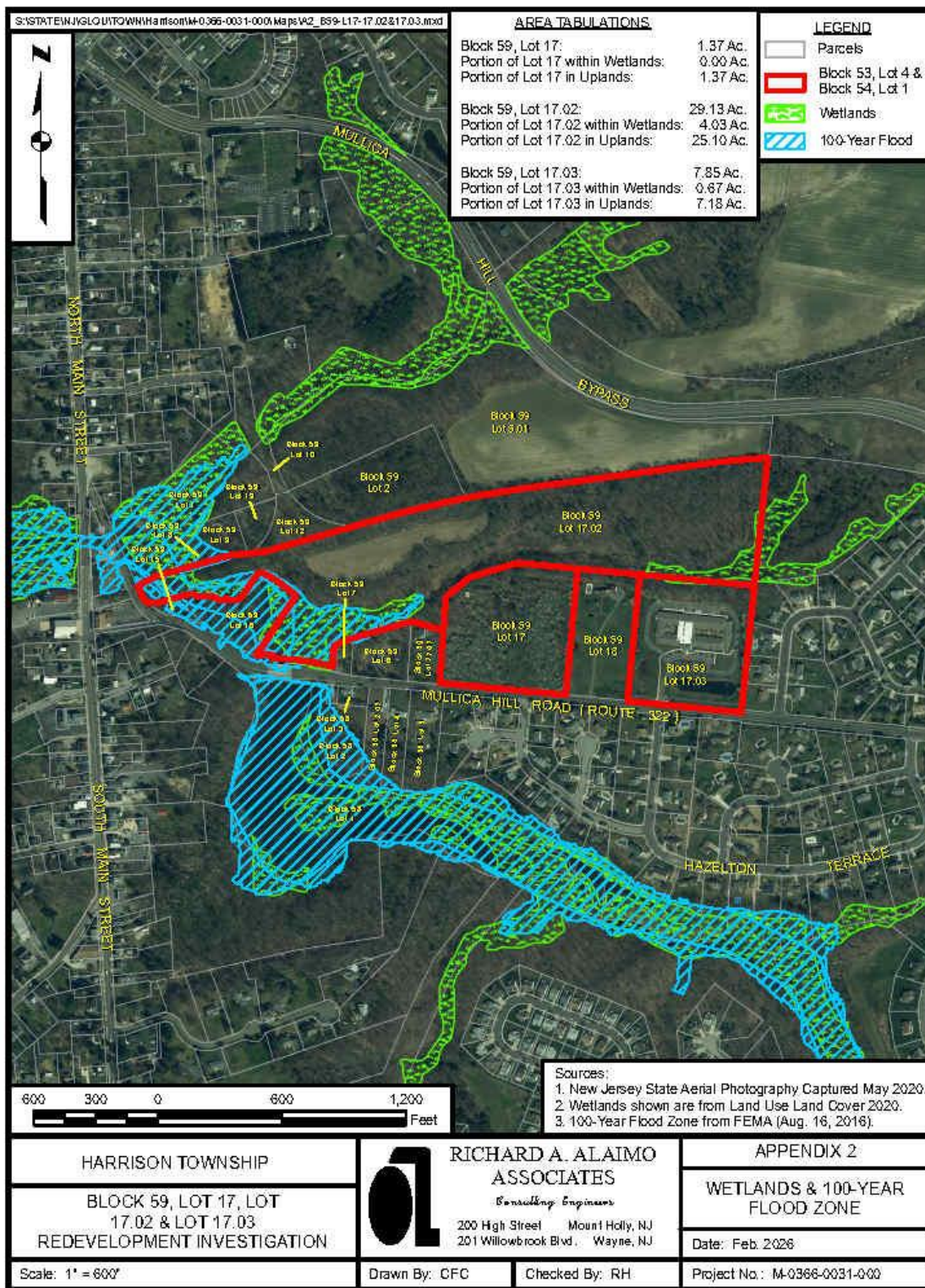
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APPENDICES

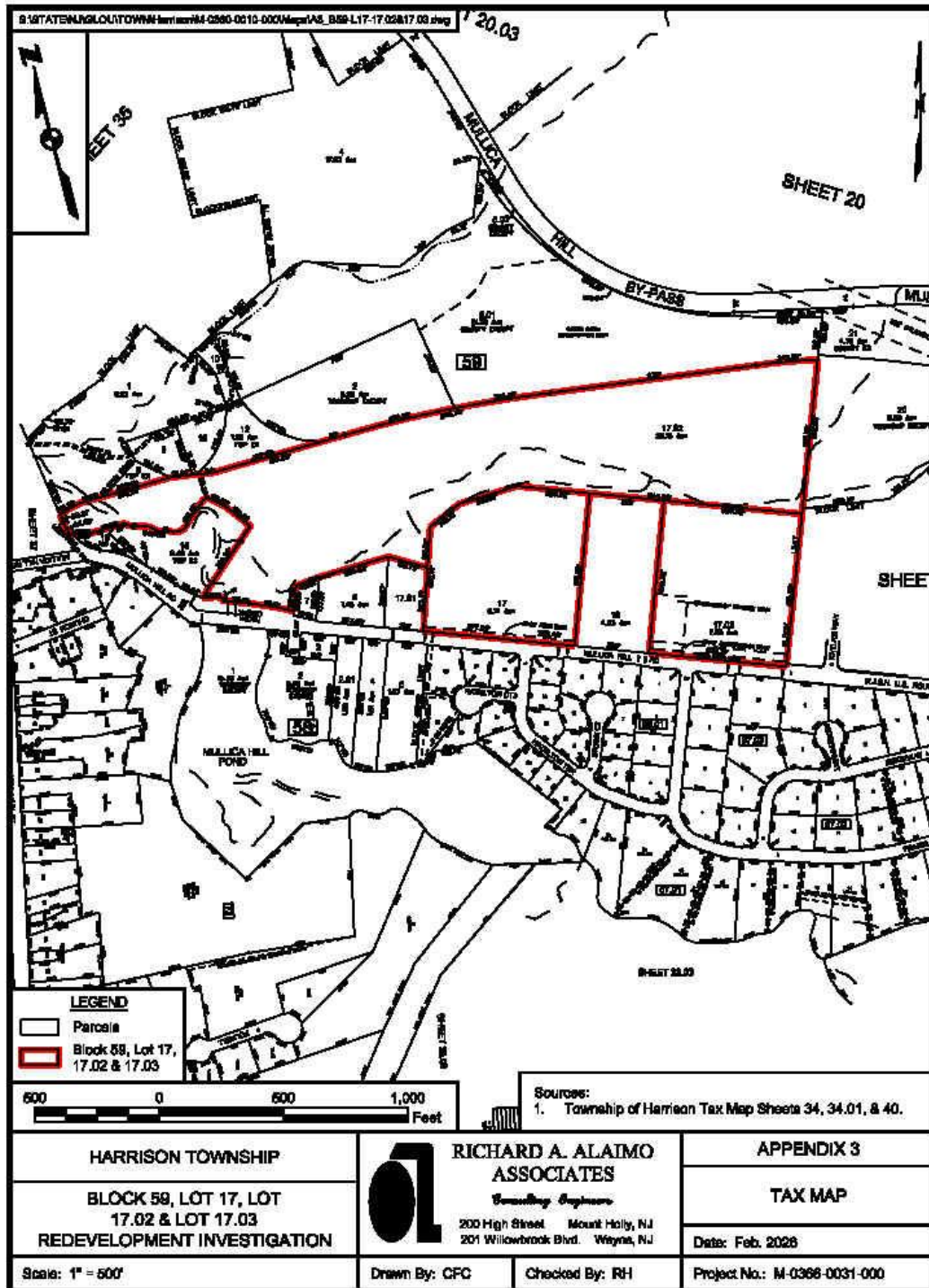
AERIAL PHOTOGRAPH (1a)



WETLANDS AND 100-YEAR FLOOD ZONE (1b)



TAX MAP (1c)



**Township Council Resolution 173-2025 authorizing an
amendment to the Block 59, Lots 17, 17.02 and 17.03
Redevelopment Plan (2)**

RESOLUTION NO. 173-2025

RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON DIRECTING THE HARRISON TOWNSHIP JOINT LAND USE BOARD TO PREPARE AN AMENDED REDEVELOPMENT PLAN, AND TO FURTHER TRANSMIT THE BOARD'S RECOMMENDATIONS RELATING TO THE REDEVELOPMENT PLAN FOR BLOCK 59, LOTS 17, 17.01 AND 17.02 (2 BENTLY COURT, 135 MULLICA HILL ROAD AND MULLICA HILL ROAD)

WHEREAS, on December 28, 2011, via Resolution No. 223-2011, the Harrison Township Committee determined that the following Block(s) and Lot(s) within the municipality satisfy one, or more, of the criteria set forth in N.J.S.A. 40A:12A-5, and determined said parcel(s) were designated as non-condemnation areas in need of redevelopment: Block 59, Lots 17, 17.02 and 17.02; and

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

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

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Harrison Township Joint Land Use Board is hereby directed to prepare an Amended Redevelopment Plan for the following parcel: Block 59, Lots 17, 17.02 and 17.02, and transmit its findings and recommendations to the Township Committee pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.
3. A copy of this Resolution shall be available for public inspection at the office of the Municipal Clerk of the Township of Harrison.
4. This Resolution shall take effect immediately.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on December 30, 2025.

TOWNSHIP OF HARRISON

BY: 
ADAM WINGATE, MAYOR

ATTEST:


JULIE CUNDEY, Municipal Clerk

ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Wingate	✓			✓
Moore				✓
Jacques	✓			
French	✓			
Coakley	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on December 30, 2025, in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.



JULIE CUNDEY, Municipal Clerk

Vision Redevelopment Plan (3)

Route 322 Frontage Improvements (4)

