

Harrison Township, New Jersey
REDEVELOPMENT PLAN

BLOCK 38 LOT 6

3/25/2011

Redevelopment Plan
pursuant to Harrison Township Committee
Resolution 067-2011.

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Table of Contents

1.0 Introduction	1
2.0 Description of Study Area	1
3.0 Redevelopment Goals and Objectives	3
4.0 Development Program	4
5.0 Design Standards: Architecture	5
6.0 Design Standards: Site Plan.....	9
7.0 COAH Regulations	15
8.0 Infrastructure and Public Improvements	15
8.0 Property Acquisition	16
9.0 Relocation of Displaced Residents and Businesses	16
10.0 Relationship of Plan to Adjacent Municipal Plans	16
11.0 Relationship to County Master Plan.....	16
12.0 Relationship to State Development and Redevelopment Plan.....	17
13.0 Relationship to Development Regulations of the Municipality	18
14.0 Conclusion	19

1.0 Introduction

This Redevelopment Plan describes the standards and procedures for the redevelopment of land specified in the Harrison Township Block 38, Lot 6 Site Redevelopment Area Preliminary Investigation document. Whereas the preliminary investigation concluded that the specified area in Harrison Township, Gloucester County, New Jersey qualified to be declared an "Area in Need of Redevelopment", this document will set forth the procedural and development guidelines for the redevelopment entity as well as for the chosen redeveloper.

2.0 Description of Study Area

The site in question is approximately six acres of vacant land located on the northern portion of Block 38, Lot 6. The area is zoned under the Institutional District ordinance, the intent of which is to provide regulations for public and quasi-public land uses and to ensure the compatibility of those uses with the surrounding land use.

The six acre site is located adjacent to the intersection of Cedar Road (CR 667) and Breakneck Road (CR 603). It is bounded by Cedar Road to the east, a Green Acres park area to the south, single family residences to the west, and Breakneck Road to the north. The site is comprised of vacant land and a small cluster of trees. Directly north of the site is a CVS Pharmacy. To the east is Clearview Regional High School. The intersection is currently a four-way stop. In addition to the six acre Redevelopment parcel, approximately 36.9 acres of Block 38 Lot 6 is a park area permanently preserved by Green Acres. The remaining portion of this parcel is 23.4 acres and contains a pump station for the Township.

Analysis of the parcels comprising this site demonstrate that the site qualifies as an Area in Need of Redevelopment as defined by statute (N.J.S.A. 40A:12A-5). Specifically, they satisfy one or more of the following statutory criteria:

C – Public and Vacant

H – Smart Growth Consistency

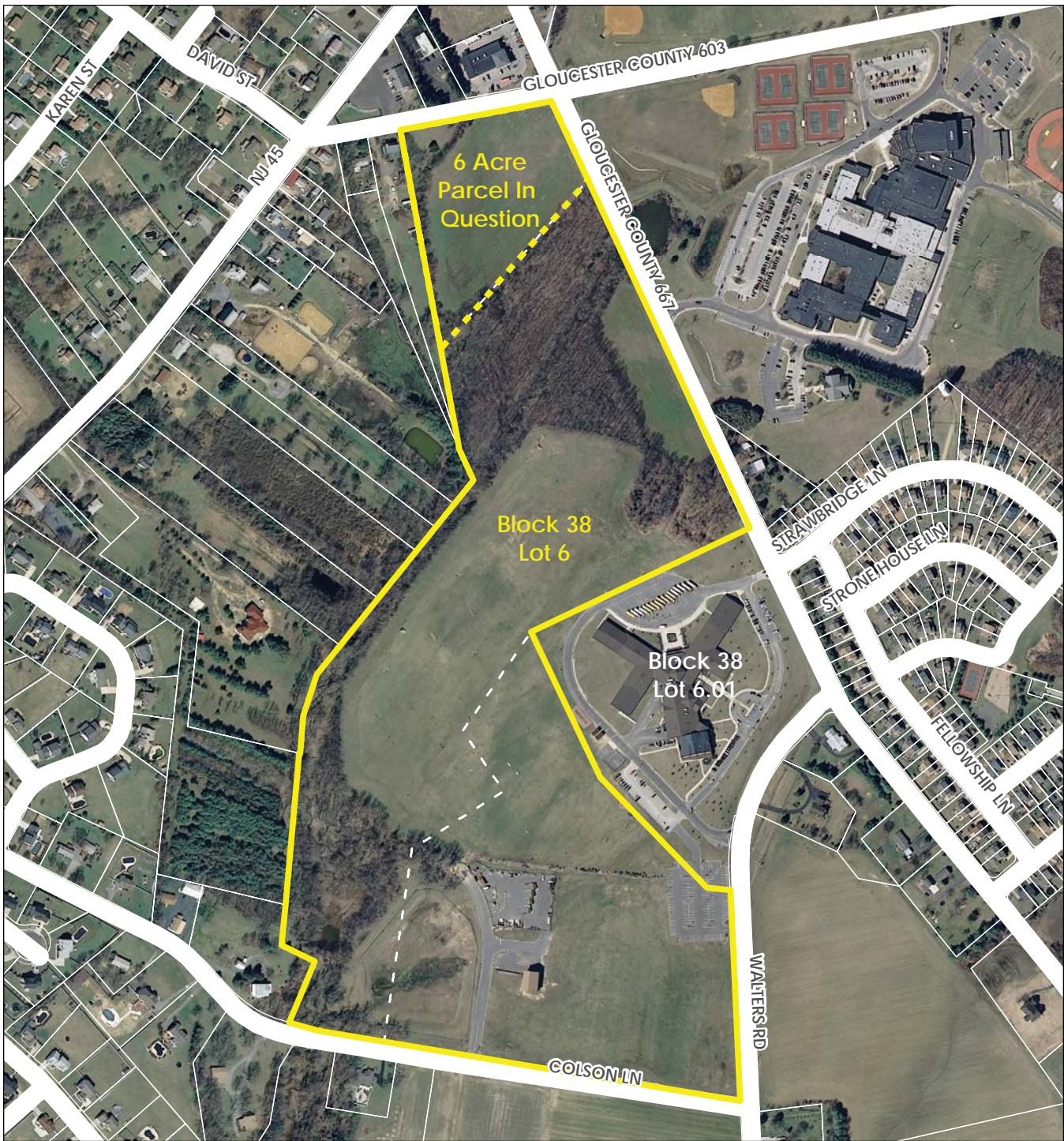


Figure 1: The site viewed from Breakneck Road and Cedar Road.

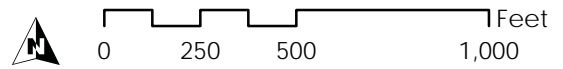


Figure 2: The site viewed from Breakneck Road and Cedar Road.

Figure 3: Aerial



Aerial (2007)



3.0 Redevelopment Goals and Objectives

The most recent Master Plan Reexamination was completed in 2008. The goals of this redevelopment plan are derived directly from the Township Master Plan policy and goal statements. The objectives are derived from applicable master plan elements.

PLANNING & DEVELOPMENT GOALS

- Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
- Establish policies governing the development of land that will promote the preservation of views from the roadway and which will retain the visual “rural character” of the community. It is in the Township’s interest to promote high quality development through architecturally compatible design. Establish design guidelines for primary roadways and new developments to enhance the uniformity of the Township.

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- Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.

RESIDENTIAL DEVELOPMENT OBJECTIVES

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

4.0 Development Program

The purpose of this section is to further the health, safety, and public welfare with particular provision for those units to be identified as senior "COAH," which shall be applicable to this district by providing the opportunity for housing affordable to those persons who shall qualify under the Fair Housing Act of 1985, as may have been amended.

1. Permitted Uses: Senior low and moderate income housing configured in an elevator building with a minimum of two stories and maximum of four stories.
2. Density: The maximum density shall be 12.67 units per acre and not to exceed 76 units.
3. Permitted accessory uses within the senior low and moderate income housing elevator building may include:
 - i. Lobby
 - ii. Community Room
 - iii. Covered Patio (Rear side of building only)

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- iv. Outdoor Patio (Rear side of building only)
 - v. Laundry Rooms
 - vi. Board Room

5.0 Design Standards: Architecture

1. All architecture and materials are subject to approval by the full Planning Board. The Planning Board will act as the design committee.
2. All structures shall be designed with traditional materials, massing and form, rhythms, and roof lines.
3. Architectural Treatment of Corner: The intersection of Cedar Road and Breakneck Road is a significant corner in Harrison Township and shall be treated accordingly. There shall be special attention paid to the architectural form and the quality of materials. Due to the uniqueness of the corner, the building must address the street on both Cedar Road and Breakneck Road. 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 corner.
4. Building Materials and Colors
 - a. Permitted Primary Materials: Brick and/or Cultured Stone
 - b. Permitted Secondary: Painted Fiber Cement
 - c. Prohibited: Vinyl, Stucco, Synthetic Stucco
 - d. Color of building materials and paints shall be traditional, earth tones

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5. Roof Types: 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.
 - a. A-frame (gable)
 - b. Mansard
 - c. Flat, only as a provision for creating a Green Roof, with a maximum pitch of 2:12 and a parapet wall provided.
 6. Roof Materials
 - a. Architectural Asphalt Shingles
 - b. Green Roof
 7. Building Height/Number of Stories
 - a. Minimum Building Height: 30 feet and two stories
 - b. Maximum Building Height: 50 feet and four stories
 8. Development Program:
 - a. On-site amenities to include:
 - i. Lobby
 - ii. Community Room
 - iii. Covered Patio (Rear side of building only)
 - iv. Outdoor Patio (Rear side of building only)
 - v. Laundry Rooms
 - vi. Board Room
 9. Windows and Glazing:
 - a. Windows shall be un-tinted. Mirror or reflective glass is not permitted in any commercial or residential location.
 - b. A minimum of 20% and maximum of 35% of the building façade may be glass.

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10. Scale: Harrison 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.
11. Horizontal and Vertical Breaks in Architecture: 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.
- a. The maximum distance between horizontal breaks on the front and side façade shall be 20 feet. Rear facades should be a maximum of 30 feet.
 - b. The maximum distance between vertical breaks on the front, side, and rear façade shall be 20 feet.
 - c. Building offsets used to meet the vertical or horizontal break requirement must represent a difference of at least 1 foot from adjacent façade planes.
 - d. Decorative bands or material changes shall be done to reinforce traditional building architecture.
 - e. Allowable horizontal and vertical breaks may include, but are not limited to the following:
 - i. Water table
 - ii. Dormers
 - iii. Bays
 - iv. Gables

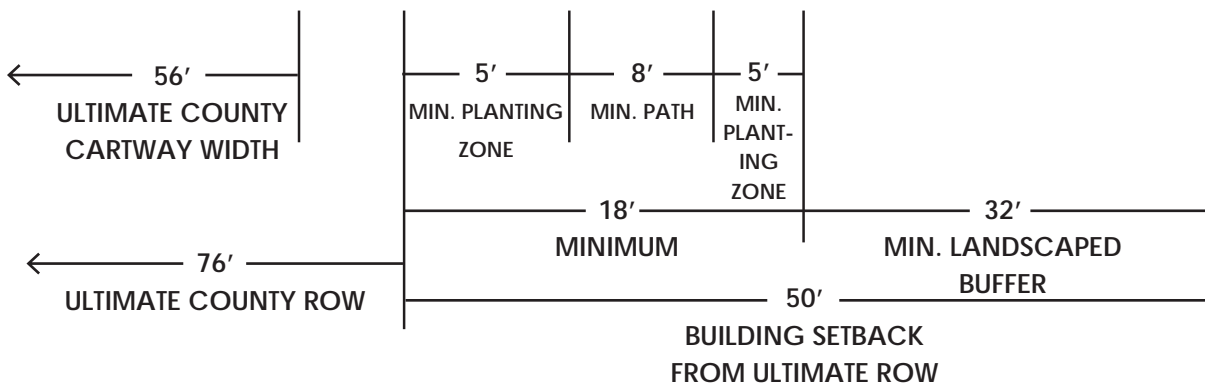
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- v. Recessed entries
 - vi. Decorative Cornices
 - vii. Traditional Vertical Windows in a recessed plane from the exterior wall
 - viii. Horizontal bands of material offsets and/or material changes
- f. Prohibited Architectural Elements: Balconies and balconettes are prohibited architectural elements.
12. Facades: There are to be no blank facades. All facades must provide windows and façade offsets and breaks.
13. Recreation Area: A recreation/outdoor seating area shall be provided for the residents. All recreation areas shall be located at the rear of the building and completely buffered from the street using landscaping. 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.
14. Screening:
- a. 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.
 - b. Dumpsters shall be screened from view. Dumpsters shall be placed within a masonry wall complementary to the building, with an appropriate screen gate and landscaping.
15. Signage: One identification sign for the property is permitted. The sign shall be a maximum of six feet high, with a maximum 12 square foot sign face and limited to providing the property address. The sign shall be constructed of carved wood and

indirectly lit. The sign shall be set back a minimum of 25 feet from the street right-of-way.

6.0 Design Standards: Site Plan

1. Density: The maximum density shall be 12.67 units per acre and not to exceed 76 units.
2. Height and bulk regulations.
 - a. Minimum gross tract area shall be 6 acres.
 - b. Maximum impervious coverage shall not exceed 35%.
 - c. Required lot frontage: A minimum of 225 feet of street frontage on each of the properties two frontages shall be required.
 - i. Minimum building setbacks: Front: There shall be a minimum 50 foot front-yard setback each from the County's Ultimate right-of-way lines for Breakneck Road and Cedar Road.
 - ii. Side: There shall be a minimum 50 foot side yard setback from side property lines.
 - iii. Rear: There shall be a minimum 50 foot rear yard setback from rear property lines.
3. Required buffer areas to adjacent properties: There shall be a minimum landscaped buffer area provided along all perimeter property lines, where they abut adjacent properties, of 25 feet. At the board's discretion, a 25 foot landscaped buffer may instead be provided between the parking lot (including ingress and egress drive aisles) and the property edge. Landscape buffers shall adhere to Township Ordinances 225-138 D2-9, 225-138 E, 225-138 F, and 174-14C.

Figure 4: Building Front Setback Section



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4. Required Landscape treatment/buffer along road right-of-ways:
- a. The required front-yard cross section is seen in Figure 4 consisting of the following:
 - i. Total minimum buffer from building to Ultimate County Right-of-way is 50 feet.
 - ii. An eight foot multi-purpose path with a double allee of London Plane trees. The path shall be a minimum of five feet off the Ultimate County Right-of-way and London Plane trees shall be planted on either side of the path centered within a five foot wide planting zone. The London Plane trees shall be planted 35 foot on center measured on the side of the path the tree is planted.
 - iii. Between the interior five-foot-wide planting zone and the building line, there shall be a minimum 32 foot wide landscape zone. Along Breakneck Road, the landscape zone shall consist of River Birch and decorative grasses. The River Birch shall be clustered in groups of three to five trees, clump spaced approximately 50 foot apart. The decorative grasses shall be contiguous throughout the zone. Along Cedar Road, the landscape zone shall consist of informal woodlands type landscaping of deciduous trees and understory shrubs.
 - b. All landscape plans and designs shall be subject to review and approval of the Planning Board.

Figure 5: Site Design Illustrative Diagram



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5. Parking Location:
 - a. Parking must be located in the rear of the building and totally screened from public view.
 - b. Off-street parking shall be oriented to and within a reasonable walking distance of the buildings they are designed to serve and in no case shall be located farther than 150 feet from the entrance of the building.
 - c. Access to parking lots shall be designed so as not to obstruct free flow of traffic. Access may be located at the property edges on both Cedar Road and Breakneck Road. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.
 - d. Parking Ratio: An adequate number of off-street parking spaces shall be provided in the development to accommodate both residents and visitors and shall be located in near proximity to the areas which are intended to be serviced. At least one space per unit shall be provided in addition to two spaces for overflow and/or staff parking.
 6. Parking Standards: Each off-street parking space shall measure nine feet in width by 18 feet in length. The site shall provide handicap spaces as required by law.
 7. Sidewalks
 - a. An 8 foot multi-purpose path shall be installed along both street frontages. This will tie into a future township system.
 - i. The path shall be made from bituminous asphalt.
 - ii. The edging shall be metal to be approved by township planner and engineer.

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- b. Sidewalks and/or pathways shall be installed by the developer within perimeter landscape areas along streets and drives.
 - c. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather efficient and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design.
 - d. Sidewalks shall be provided along the full length of the building, along any façade featuring a pedestrian entrance, and along any façade abutting parking areas. Sidewalks shall provide weather protection features such as awnings or arcades when located close to entrances.
 - e. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
 - f. Sidewalks shall be scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway. Other materials such as London pavers, brick pavers or stone pavers are subject to Planning Board approval.
8. Street Furniture and Lighting: Lighting, trash cans, and street furniture shall comply with Harrison Township regulations and meet Planning Board approval. All fixtures shall be black.
9. Landscaping
- a. Landscape plans shall be signed and sealed by New Jersey certified Landscape Architects and shall be subject to Planning Board review and approval.
 - b. All landscaping should meet the NJ Green Future Criteria:

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- i. Plantings shall follow Xeriscape principles
 - ii. Plantings shall be drought tolerant, noninvasive and native species with either drip irrigation or no irrigation.
 - iii. Grass should be able to withstand drought periods and become dormant during hot, dry seasons
- c. The patio shall be screened from street view with appropriate landscaping.
 - d. Street trees should consist of a double allee of 35 foot on center London Plane trees on either side of the multi-purpose path.
 - e. Required buffer areas: See Section 6.0, 3 and 4.

7.0 COAH Regulations

All applications for development for the Block 38 Lot 6 Redevelopment Area shall comply with all state and local laws as they relate to low and moderate income housing.

8.0 Infrastructure and Public Improvements

1. Sewage

The Block 38, Lot 6 Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

2. Water

New Jersey American serves Harrison Township and other parts of Burlington, Camden and Gloucester Counties and shall be provided at the developer's expense.

3. Other Utilities

Any new utility lines constructed to serve the Block 38 Lot 6 Redevelopment Area will be buried underground in accordance with Harrison Township's ordinances and shall be at the developer's expense.

8.0 Property Acquisition

The parcel in question is Township-owned land; therefore, Harrison Township will not need to acquire any land as a part of this redevelopment plan.

9.0 Relocation of Displaced Residents and Businesses

The parcel in question is currently vacant land; therefore, there will be no displacement of residents or businesses as a result of this redevelopment plan.

10.0 Relationship of Plan to Adjacent Municipal Plans

The Block 38 Lot 6 Redevelopment area is located just south of Mantua Township. In Mantua, the properties facing the northbound lane of Route 45 are zoning Planned Commercial (PC) to accommodate the commercial development along this county road. Just east of that is the Agricultural Residential District (AR), which permits three acre residential lots. The AR zone serves as a transition from "town" to "country" and is an appropriate border to this section of Harrison Township.

11.0 Relationship to County Master Plan

Gloucester County last adopted a Development Management Plan in February 1982. The goals of the Master Plan support this redevelopment plan:

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1. To provide adequate housing opportunities for all portions of the County's population.
 2. To encourage a growth pattern that will concentrate rather than disperse development throughout the County.

In addition, the land use plan identifies Growth Areas within the county, including "surrounding Mullica Hill in Harrison Township" (p.78). The plan stresses the importance of these growth areas to guide development into established areas. This helps to lower public infrastructure costs and preserves farmland and natural resources (p.78).

This redevelopment area is located at the intersection of two county roads, just one block from Route 45, and is within in close proximity of downtown Mullica Hill. The site is also diversifying the housing stock by adding senior low and moderate income housing to the Township.

12.0 Relationship to State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan, adopted pursuant to the State Planning Act, contains a series of smart growth goals and policies and a map which reflects desired growth patterns. The parcel in question is located in Planning Area 3, Fringe Planning Area, where growth is directed at centers in these areas in order to preserve environmentally sensitive lands and open space (see Figure 15).

The policy objectives of State Planning Area 3 include the following:

- Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
- Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.

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- Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs.

(2001 State Plan, p. 202, 203)

Redevelopment at this site supports these planning objectives by directing redevelopment into an a developed area of the township, preserving the Green Acres space on the site, and directing this housing development away from the Environs of the Township. With respect to good Smart Growth, Center-based practices, and locating development near community amenities and walkable environments, the site is proximate to Harrison’s Historic Mullica Hill, approximately one-half mile from the Gloucester County Library, and one-tenth mile from Clearview Regional High School. The permitted use of the site for low and moderate income housing for seniors would add to the diversity of housing choices in the Township and support Smart Growth practices.

13.0 Relationship to Development Regulations of the Municipality

The regulations set forth in this redevelopment plan for Block 38 Lot 6 supersede the existing Institutional Zoning in place on this site.

14.0 Conclusion

It is strongly recommended that the Township Committee appoint the Planning Board to serve as the redevelopment entity. The Redevelopment Entity shall review all proposals, may request supplemental information, and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. All redevelopment agreements will be presented to the Township Committee for review and approval. Once a Redeveloper(s) is/are selected, the Redevelopment Entity will enter into a redevelopment agreement(s). By acting as the Redevelopment Entity, the Planning Board can streamline the process from resolution to construction and ensure that development remains true to the intentions of the Township Master Plan and this Redevelopment Plan.