

# Circle Haven Redevelopment Plan



## Harrison Township, NJ Block 38, Lot 6.03

May 20, 2024

A handwritten signature in black ink, appearing to read "Matthew Wanamaker".

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# Acknowledgements

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# 1.0 Introduction

## 1.1 Statutory Requirements

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

This redevelopment plan is written pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7a), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinances of the municipal governing body." Pursuant to the requirements of the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment plan area. As presented in the following sections of the plan, this redevelopment plan meets all relevant statutory requirements.

## 1.2 Redevelopment Designation

Harrison Township designated the area in need of redevelopment on March 23, 2011 pursuant to Harrison Township Committee Resolution 093-2011.

## 1.3 Prior Redevelopment Plan

The original redevelopment plan for the area that is now identified as Block 38 Lot 6.03 was adopted in 2011 pursuant to Harrison Township Committee Resolution 067-2011. The original plan governed the northern six-acre portion of Block 38, Lot 6, which was subsequently subdivided to create existing Lot 6.03.

## 1.4 Site Description

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 preserved park 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. Farther to the southeast on Cedar Road is the Pleasant Valley School. The intersection is currently a four-way stop. Block 38 Lot 6, which adjoins the redevelopment area to the south, is a park area permanently preserved by Green Acres. The remaining portion of this parcel contains a pump station for the Township.

## 1.5 Description of Municipality

Harrison Township, New Jersey is 19.3 square miles and is located in the center of Gloucester County, approximately 18 miles south of Philadelphia, Pennsylvania. Harrison is surrounded by seven municipalities located within Gloucester County: East Greenwich Township, Mantua Township, Pitman Borough, Glassboro Borough, Elk Township, South Harrison Township, and Woolwich Township.

Harrison is well connected to surrounding communities and the greater northeast region via several highways. New Jersey State Highway Route 45 provides connections to Camden and Philadelphia to the north and to Evesham Township to the south. Route 322, Route 55, and the New Jersey Turnpike cross the Township from north to south, connecting to I-295. These major highways form the principal elements of the

circulation system in Gloucester County and are important links between Harrison and surrounding communities.

## **1.6 Redevelopment Planning in New Jersey**

The LRHL empowers municipalities and local governments with the ability to initiate a process that transforms properties determined to be in need of redevelopment into healthier, more vibrant, or economically productive areas.

The LRHL requires municipalities to perform several steps before it may exercise its redevelopment powers. The required steps are as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- C. The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- D. The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
- E. A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- F. The proposed redevelopment plan is referred to the Planning Board to determine its consistency with the Master Plan and for any other recommendations that the Board may have regarding the plan.
- G. The Governing Body may then act on the Plan, by passing an ordinance adopting the Plan. The redevelopment plan can either supersede the prior zoning for the area or act as an overlay district.

## **1.7 Applicability**

The following regulations shall apply to this Redevelopment Area only and shall supersede the regulations of Harrison Township's Zoning Ordinance, except where the regulations herein are silent, in which case the regulations within that section of the ordinance shall govern. The following regulations shall further supersede all previous redevelopment plans governing Block 38, Lot 6.03.

## **1.8 Zoning Map**

The township's zoning map is hereby amended to include the area of the township governed by the Circle Haven Redevelopment Plan (Block 38, Lot 6.03).



## 1.9 Comprehensive Plan

Redevelopment of this Redevelopment Area shall be undertaken as a single, comprehensive plan that incorporates the entirety of the Redevelopment Area (Block 38, Lot 6.03). The site shall be redeveloped under the direction of a single entity. Reduction of land due to required dedication for public purposes (e.g., street right-of-way) or the addition of land (e.g., right-of-way vacation) is permitted. This requirement does not foreclose the consideration of phasing of site development by the JLUB during the site plan review process.

## 2.0 Redevelopment Work

### 2.1 Purpose

The purpose of this redevelopment plan is to further the health, safety, and public welfare of Harrison Township by providing an opportunity for the creation of new housing for low-and moderate-income households.

### 2.2 Goals and Objectives

The goals and objectives 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.

- A. Residential Development Objectives** (Section 3.2.2 of the Master Plan Reexamination Report):
  1. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
  2. Promote resident safety through design standards for streets, sidewalks, and crosswalks.
  3. Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units.
- B. Community Image and Attractiveness Objectives** (Section 3.2.7 of the Master Plan Reexamination Report):
  1. Enhance the entrances into the Township by providing aesthetic regulations.
  2. Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planting program.
  3. Affordable Housing: Provide opportunities for the creation of affordable housing consistent with the Township's Housing Plan Element and Fair Share Plan.

## 3.0 Land Use

### 3.1 Permitted Uses

- A. Permitted Uses**
  1. 100-percent affordable low- and moderate-income housing without age restriction, limited to three (3) stories
  2. Affordable Supportive Housing for individuals with special needs, with a minimum of one

(1) story and maximum of three (3) stories.

## **B. Density**

The maximum density shall be 12.67 units per acre and not to exceed 76 units.

## **C. Permitted accessory uses and structures may include:**

1. Lobby
2. Community Room and/or building
3. Covered Patio (Screened from view from the street)
4. Covered Pavilion Structure
5. Outdoor Patio (Screened from view from the street)
6. Laundry Rooms
7. Board Room
8. Community Garden
9. Maintenance/storage shed

# **4.0 Design Standards**

## **4.1 Architecture**

**A.** All architecture and materials are subject to approval by the full Joint Land Use Board. The Joint Land Use Board will act as the design committee.

**B.** All structures shall be designed with traditional materials, massing and form, rhythms, and roof lines.

### **C. 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 for facades of the buildings fronting Breakneck and Cedar Roads, particularly the building in the northeast corner of the site adjacent to the Breakneck and Cedar Road intersection. 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.

### **D. Building Materials and Colors**

1. Permitted Primary Materials: Brick 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

### **E. Roof Types**

The roofs of the residential buildings shall be of traditional form and include dormer roofs. The roof of the community building and any other secondary buildings shall have a minimum pitch of 4.



1. A-frame (gable)
2. Mansard
3. Flat, only as a provision for creating a Green Roof, with a maximum pitch of 2:12 and a parapet wall provided.

**F. Roof Materials**

1. Architectural Asphalt Shingles
2. Green Roof

**G. Building Height/Number of Stories**

1. Minimum Building Height: 15 feet and one story
2. Maximum Building Height: 45 feet and three stories

**H. Development Program:**

**1. On-site amenities shall include**

- a. Lobby
- b. Community Room and/or building
- c. Laundry rooms

**2. On site amenities may include**

- a. Covered Patio (Rear side of building only)
- b. Outdoor Patio (Rear side of building only)
- c. Laundry Rooms
- d. Board Room
- e. Covered Pavilion Structure
- f. Community Garden

**I. 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 10% and maximum of 35% of the building façade may be glass.

**J. 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.

**K. 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.

1. The maximum distance between horizontal breaks on the front and side façade shall be 30 feet. Rear facades should be a maximum of 30 feet.
2. The maximum distance between vertical breaks on the front, side, and rear façade shall be 30 feet.
3. Building offsets used to meet the vertical or horizontal break requirement must represent a difference of at least 1 foot from adjacent façade planes.
4. Decorative bands or material changes shall be done to reinforce traditional building architecture.
5. Allowable horizontal and vertical breaks may include, but are not limited to the following:
  - a. Water table
  - b. Dormers
  - c. Gables
  - d. Recessed entries
  - e. Decorative Cornices
  - f. Traditional Vertical Windows in a recessed plane from the exterior wall
  - g. Horizontal bands of material offsets and/or material changes

#### **L. Facades**

There are to be no blank facades except for sides of buildings where another building is located within 20 feet. All other facades must provide windows and may include façade offsets and breaks.

#### **M. Recreation Area**

A recreation/outdoor seating area shall be provided for the residents. All recreation areas shall be completely buffered from the street using landscaping. This area may consist of a patio, and/or lawn panels or any outdoor seating area associated with a community building. In aggregate, a minimum of 450 square feet shall be devoted to this purpose.

#### **N. Screening**

1. All HVAC, utility boxes, and telecommunication systems, including areas with condensers and gas and electrical meters 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.
2. 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.

#### **O. Signage**

One identification sign for the property is permitted at each connection to a public right-of-way. The sign shall be a maximum of six feet high, with a maximum 31 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.

## 4.2 Site Plan

### A. Density

The maximum density shall be 12.67 units per acre and not to exceed 76 units.

### B. Height and bulk regulations

1. Minimum gross tract area shall be 6 acres.
2. Maximum impervious coverage shall not exceed 50%.
3. Required lot frontage: A minimum of 225 feet of street frontage on each of the properties two frontages shall be required.

#### a. Minimum building setbacks

##### i. 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 30-foot side yard setback from side property lines.

##### iii. Rear

There shall be a minimum 45-foot rear yard setback from rear property lines.

### C. 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.

### D. Required Landscape treatment/buffer along road rights-of-way

1. The required front-yard cross section consisting of the following:
  - a. Total minimum buffer from building to Ultimate County Right-of-way is 50 feet.
  - b. An eight foot multi-purpose path with plantings to the satisfaction of the Joint Land Use Board. The path shall be a minimum of five feet off the Ultimate County Right-of-way and trees shall be planted on at least one side of the path centered within a five foot wide planting zone.
  - c. 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.
2. All landscape plans and designs shall be subject to review and approval of the Planning Board.



#### **E. Parking Location**

1. Parking lots shall be fully screened from public view except at entrance driveways.
2. 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.
3. 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.
4. 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.

#### **F. Sidewalks**

1. An 8-foot multi-purpose path shall be installed along both street frontages. This will tie into a future township system.
  - a. The path shall be made from bituminous asphalt.
  - b. The edging shall be metal to be approved by township planner and engineer.
2. Sidewalks and/or pathways shall be installed by the developer within perimeter landscape areas along streets and drives.
3. 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.
4. 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.

5. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
6. 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.

#### **G. Sidewalks**

1. An 8-foot multi-purpose path shall be installed along both street frontages. This will tie into a future township system.
  - a. The path shall be made from bituminous asphalt.
  - b. The edging shall be metal to be approved by township planner and engineer.
2. Sidewalks and/or pathways shall be installed by the developer within perimeter landscape areas along streets and drives.
3. 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.
4. 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.
5. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
6. 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.

**H. 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.

#### **I. Landscaping**

1. Landscape plans shall be signed and sealed by a New Jersey certified or licensed Landscape Architect and shall be subject to Planning Board review and approval.
2. All landscaping should meet the NJ Green Future Criteria:
  - a. Plantings shall follow Xeriscape principles
  - b. Plantings shall be drought tolerant, noninvasive and native species with either drip irrigation or no irrigation.
  - c. Grass should be able to withstand drought periods and become dormant during hot, dry seasons
3. The patio shall be screened from street view with appropriate landscaping.
4. Street trees should consist of a double allee of 35 foot on center London Plane trees on



either side of the multi-purpose path.

Required buffer areas: See Section 6.0, 3 and 4. Field and Laboratory Work

### **4.3 Affordable Housing Regulations**

All applications for development for the Block 38 Lot 6.03 Redevelopment Area shall comply with all state and local laws as they relate to low- and moderate-income housing.

### **4.4 Infrastructure and Public Improvements**

#### **A. Sewage**

The Block 38, Lot 6.03 Redevelopment Area falls within the existing Sewer Service Area and must be served by public sewer at the developer's expense.

#### **B. 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.

#### **C. 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.

### **4.5 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.

## **5.0 Relationship to Development Regulations of the Municipality**

Upon adoption by the Harrison Township Committee, the regulations that apply to the Redevelopment Area as provided in this plan supersede the standards of the prior zoning and all previous redevelopment plans for the area governing existing Block 38, Lot 6.03 only, except when specifically stated that the underlying zoning standards remain in effect.

## **6.0 Relationship to the Master Plan**

Harrison Township's most recent Master Plan Reexamination was completed in March 2021. The goals of this Redevelopment Plan are derived directly from Township Master Plan policy and goal statements, and as such its vision is consistent with the goals of Harrison Township. As described in Section 2.2, this Redevelopment Plan furthers several goals and objectives – and the broader vision – for planning and development in Harrison Township as identified in the Township Master Plan.

In addition, the site governed by this redevelopment plan is included as an affordable site in the township's Housing Element and Fair Share. Identified in the plan as the Circle Haven site in the Fair Share Plan and was to include a 30-unit 100-percent affordable special needs development. The site was originally part of Block 38, Lot 6 prior to the subdivision that created Block 38, Lot 6.03 but is still part of the township's

comprehensive affordable housing strategy to meets its current affordable housing obligation as determined by the court. Consistent with the housing plan

Based on the foregoing, the redevelopment plan is consistent with the township’s Master Plan.

## **7.0 Relationship to Other Plans**

### **7.1 Relationship to the Plans of Contiguous Municipalities**

The Block 38 Lot 6.03 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), located on either side of Breakneck Road in Mantua, 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. The redevelopment plan area does not directly border either the PC or AR districts in Mantua and its redevelopment will have not adverse impact on Mantua’s zone plan in that area.

### **7.2 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:

- A. To provide adequate housing opportunities for all portions of the County’s population.
- B. 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.

### **7.3 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.

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.
- 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 a developed area of the township and away from the Environs of the Township. With respect to Smart Growth, Center-based planning 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 would add to the diversity of housing choices in the Township and support Smart Growth practices.

## **8.0 General Provisions**

### **8.1 Zoning Map Amendment**

The Zoning Map of the Township of Harrison is amended to include the area governed by this Redevelopment Plan.

### **8.2 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.

### **8.3 Validity of 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.

### **8.4 Redevelopment Entity**

The Governing Body of Harrison Township will serve as the Redevelopment Entity responsible for the implementation of the Redevelopment Plan.

### **8.5 Applications for Development**

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.

Execution of a redevelopment agreement shall be a mandatory checklist item for any land use application seeking to apply the zoning set forth in this Redevelopment Plan and any such application shall not be

deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed redevelopment agreement has been submitted as part of the application. Any development or construction within the Redevelopment Area shall be undertaken in accordance with a Redevelopment Agreement executed between the Township and a municipally designated redeveloper.

The Planning Board may grant deviations from the strict application of the regulations contained within this Redevelopment Plan, except that no deviations shall be granted that result in any of the following effects or conditions:

- A. to allow a use not specifically permitted within the redevelopment area;
- B. exceeding the maximum density allowed for any permitted use;
- C. exceeding the maximum building or structure height by 10 or more percent as measured in feet and/or by the maximum number of permitted stories;
- D. to allow a deviation from any contractual obligations of the redeveloper to the Borough as specified in the redevelopment agreement or other relevant contractual agreement; or
- E. any deviation sought that would necessitate the granting of a variance under N.J.S.A. 40:55D-70d or require an amendment of this Redevelopment Plan

