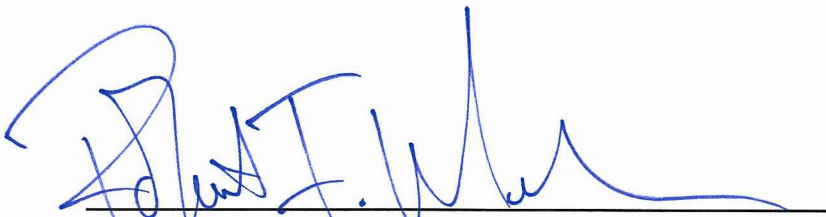


Harrison Township, New Jersey
PRELIMINARY INVESTIGATION

BLOCK 59 LOTS 12.01, 13, 14 and 17

10/20/2011

Redevelopment Preliminary
Investigation Report
pursuant to Harrison Township Committee
Resolution 173-2011.



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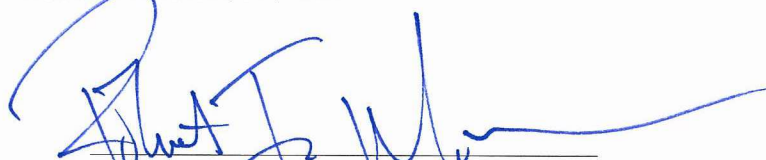
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Table of Contents

1.0 Introduction	1
2.0 The Redevelopment Act.....	2
3.0 Redevelopment Procedure	2
4.0 Current Progress	4
5.0 Existing Conditions.....	5
6.0 Raccoon Creek Bridge/Mullica Hill Pond Dam Improvements	7
7.0 Statutory Criteria for Redevelopment	10
8.0 Applicability of Statutory Criteria to the Redevelopment Area	11
9.0 Conclusion	14

List of Figures

Figure 1: Zoning Map	3
Figure 2: Aerial Map.....	6
Figure 3: Environmental Constraints	8
Figure 4: Aerial Views & Environs	9
Figure 5: State Planning Areas & Sewer Service Areas.....	13

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1.0 Introduction

Harrison Township through Resolution No.173-2011 has requested that Group Melvin Design evaluate Block 59, Lots 12.01, 13, 14 and 17 to ascertain whether this area qualifies under N.J.S.A. 40A:12A-5 as an "Area in Need of Redevelopment". Specifically, it was resolved by the Mayor and Committee of the Township of Harrison, that:

- A** The Planning Board of the Township of Harrison be directed to conduct a preliminary investigation to determine whether the area known as Block 59, Lots 12.01, 13, 14 and 17 identified on the Township Tax Map in Harrison Township, is an area in need of redevelopment according to the criterion in N.J.S.A. 40A:12A-1, et. seq; the staff of the Planning Board and its consultants be directed to assist the Planning Board in conducting the blight and/or area in need of redevelopment investigation; and
- B** The Township Clerk would forward a copy of the Resolution to the Secretary of the Planning Board for immediate action, and
- C** The preliminary investigation once completed would be submitted to the Governing Body for review and approval in accordance with the provisions of the Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq.

The analysis presented within this document serves as the basis for our recommendation that Block 59, Lots 12.01, 13, 14 and 17, which is located along Mullica Hill Road (Route 322) in Harrison Township, Gloucester County, New Jersey, is in need of a redevelopment designation and warrants accompanying guidelines that will ensure that the entire area is developed in a manner that adheres to local and state plans, incorporates sound principals of urban planning and design, promotes the public welfare, and contributes to the sustainable economic development of the Township. The lands in question equal a total of 46.9 acres.

The area being reviewed falls under the Township's R-1 Residence-Agricultural District and R-2 Residential District ordinances, which permits single-family detached houses as well as other uses that include agricultural, usual farm buildings and dwellings, public recreation or private recreation, and municipal services.

2.0 The Redevelopment Act

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the state.

Harrison Township has identified the parcels at Block 59, Lots 12.01, 13, 14 and 17 as an opportunity for redevelopment in accordance with the provisions of the LRHL. This investigation encompasses 0.45 acres located just east of Mill Road (Block 59, Lot 12.01), 4.24 acres located between Mill Road and Kayla's Way (Block 59, Lot 13), 0.98 acres located just east of Mill Road (Block 59, Lot 14), and 41.23 acres located north of Mullica Hill Road and south of Lot 13 (Block 59, Lot 17).

Figure 1 contains a Zoning map of the site and its surroundings and shows the location of the four lots in question.

3.0 Redevelopment Procedure

The LRHL requires municipalities to perform a number of steps before it may exercise its Redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the Township's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Township Committee. 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). The Township Committee has adopted Resolution No. 173-2011.
- 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.