

# South Harrison Township

Gloucester County, New Jersey

## 2008 Master Plan



Prepared and Adopted by  
the South Harrison Township Planning Board  
June 9, 2008  
Resolution R-08-21.

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The original of this document was signed and  
sealed in accordance with NJAC 13:41-1.3.b



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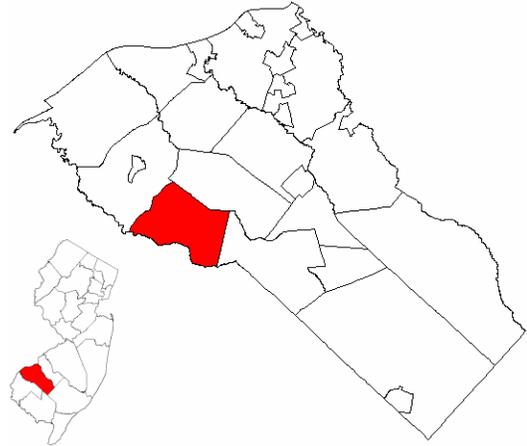
## SECTION I

*“We must be the change we wish to see in the world” –Mahatma Gandhi*

### A. Introduction

#### South Harrison Township Today

South Harrison Township is a quiet rural community in southern Gloucester County. The Township’s residents and local officials desire to protect the land and character so that the description of the town as quiet and rural remains true. While the predominant land use in South Harrison has historically been agricultural, over the last few decades the balance of land uses has shifted toward “bedroom community” residential. Driving along the county and municipal roads today, farms, open fields and wooded areas are still prevalent. Yet scattered among them are residential subdivisions and future residential streets and drainage basins under construction. **Map 1**



shows a 2005 aerial view of the Township. The houses constructed over time along county and state roadways began to increase the Township’s population in the 1980s, but it is the more recent spate of residential subdivisions that have interrupted the landscape and begun an unplanned transition from a rural land use pattern toward one that is more suburban. Despite the evidence that New Jerseyans are dissatisfied with the pervasiveness of suburban sprawl, the regulatory framework of zoning and taxation has continued to indirectly encourage it. Agricultural lands are an irreplaceable natural resource and a vital element of the Township’s rural character.

With the conversion of farms to residential subdivisions, prime agricultural land is lost to large single family homes with big lawns and residential streets broad enough to accommodate the largest possible fire apparatus and school buses. As sprawl reaches into the hinterland, commutes grow longer and municipal services become more expensive. South Harrison Township’s officials and citizen planners have decided that action must be taken to reduce the impacts of the trend toward sprawl. It is acknowledged that despite the best efforts of the State, County, municipality, many stakeholder groups, and citizen advocates to purchase land for open space and to purchase development rights for farmland preservation, some land owners will sell their land for residential development. It is South Harrison’s task to provide a Master Plan and regulatory framework that will accommodate inevitable development in a manner that will have the least possible impact on natural systems, will encourage the retention of the business of agriculture and maintain local production of food, and will create neighborhoods that become part of a cohesive community. Smart Growth wisdom tells us that cities and older towns are the best places to provide a diversity of housing and commercial development through redevelopment and infill development opportunities in order to make the most efficient use of existing infrastructure and public investments. The assumption is that focusing on redevelopment and infill development in places where people can live, work and be entertained in a balanced, human-scaled environment, will result in the preservation open space elsewhere, thereby protecting water supply and reducing air pollution. Yet without incentives and demand,

the sprawl continues. South Harrison has taken to initiative to refine its Master Plan and land use regulations in order to take a more proactive approach toward shaping its future.

### **What is the Master Plan?**

The South Harrison Township Master Plan is a guide for the physical, economic and social development of the community. All New Jersey municipalities are required to have a Master Plan if they wish to enact and enforce zoning regulations. The Master Plan is adopted and maintained by the Planning Board, but the implementing ordinances such as zoning standards are adopted by the Township Committee. Master Plans must be prepared and re-examined at least once every six years. The re-examination must consider a number of specific questions related to the goals and objectives and changes that have taken place since the last re-examination. The Township adopted a Master Plan in 1980, and then adopted a new Master Plan in 1990. The 1990 Master Plan has been re-examined and amended a number of times in 1994, 2000, 2001, and 2006. The Master Plan provides the foundation for zoning and land use ordinances that govern development. In order to be effectively implemented over time, the Master Plan must articulate a definitive vision for growth and conservation and must consider the regional context.

### **Why now?**

When old assumptions are no longer valid, when there is a desire or need to analyze and reflect on land use policy changes, or when the policies outlined in the Master Plan are no longer adequately responsive to the issues facing the Township, it is prudent for a municipality to take a fresh comprehensive look and create a new Master Plan. The Master Plan process enables the Planning Board to carefully consider various issues related to land development and to engage the public. The Master Plan is a vehicle for setting forth the township's values such as the protection of natural resources, the preservation of farmland and support for agricultural production, the implementation of design standards that reflect the community's ideals, and the encouragement of economic development opportunities in appropriate locations.

South Harrison is at a critical juncture in what will become its development history. Development pressures have converged upon the Township as land to the north and west becomes scarce. The Township has undertaken a master planning process to consider the policy options available to ensure the protection of valued assets into the future, such as our agricultural heritage and environmental resources, while also encouraging appropriate economic development that will serve residents and bolster our tax base.

The Master Plan is a living document that is adopted and maintained by the Planning Board, but the policies and recommendations are effectuated by the governing body. The Planning Board then participates in the implementation of the Master Plan through the site plan, subdivision and variance review process. The Master Plan was developed in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D), which requires that the Master Plan contain at least the following three elements:

- 1) A statement that clearly defines the objectives, principles, assumptions, policies and standards which will serve as the basis for the future physical, economic and social development of the Township.
- 2) A land use plan element relating the land use proposals to the goals and objectives, as well as the other master plan elements and the natural conditions in the Township. The land use element also includes the land use proposals with the location, extent and intensity of

development for varying types of residential, commercial, industrial, agricultural, recreational, educational and other private and public purposes, as well as a statement on the standards of population density recommended for the municipality.

- 3) A housing plan element in accordance with the Fair Housing Act that includes residential standards and proposals for the construction and improvement of housing.

The other optional elements outlined in the municipal land use law are:

Circulation plan element
Utility Service plan element
Community facilities plan element
Recreation plan element
Conservation plan element
Economic plan element
Historic preservation plan element
Appendices and separate reports containing the technical foundation for the constituent parts of the plan.
Recycling plan element
Farmland preservation plan element
Development transfer plan element
Educational facilities plan element

The Master Plan must also contain a specific policy statement indicating the relationship of the proposed development of South Harrison to:

- 1) The master plans of contiguous municipalities
- 2) The master plan of the County
- 3) The State Development and Redevelopment Plan
- 4) The County's district solid waste management plan

The Township has undertaken planning efforts to develop the Goals and Objectives, Land Use Element, Housing Element, Community Facilities Element, Recycling Element and Relationship to State, regional and surrounding municipal plans as part of this document. Additionally and coinciding with the preparation of the main body of the Master Plan, an Environmental Resources Inventory has been prepared (led by the Delaware Valley Regional Planning Commission) and a Circulation Element (led by Shropshire Associates). An Open Space and Recreation Plan Element has been commissioned and is underway, and the Township has applied for grant funding to support the development of a Farmland Preservation Plan Element.

The Master Plan is designed to guide development and redevelopment of lands within the Township in a manner which will promote and protect the public health, safety, morals and general welfare of the present and future residents of South Harrison Township. It is the intent of the Planning Board that this Master Plan amendment shall supersede the 1990 Land Use Element of the 1990 Master Plan and subsequent Re-examinations in the event that any inconsistencies exist between these documents.

## B. Overview

***The majority of the sprawl in this country is produced by those who are fleeing from sprawl. -Alex Krieger***

Over the last fifty years, most apparent development in New Jersey has been on the urban and suburban fringe of metropolitan areas. This growth is often low-density, dispersed and automobile dependent. In the aggregate, this type of development has caused environmental degradation, contributed to increased traffic congestion, and reduced the cohesiveness of communities. Many residential developments have been approved in South Harrison Township and surrounding municipalities over the last several years in accordance with existing land use regulations, as opportunistic developers recognized a cost advantage in outlying areas on the suburban fringe (**Map 5** shows existing and approved development). While development costs in fringe areas may be lower as unfettered development begins, the costs go up dramatically as local officials realize the true costs of development and seek to make developers pay the full costs of the development including traffic, recreation, and school impacts. Alternative development patterns may help to avert some of the tensions that arise between local agencies and developers.

South Harrison is a desirable place to live particularly for those working in the more urban or suburban areas of the region but seeking respite from the hustle and bustle at home. However, the demographics of American society overall are shifting, and a variety of housing choices are needed in appropriate locations. As a result of the existing zoning regulations in South Harrison, the geographic location on the metropolitan fringe, and the traditionally rural character of the Township, housing development has been generally uniform with relatively large single family homes on an acre or more along cul-de-sac streets. If unrestrained, the desire for upwardly mobile households to reside in the bucolic urban fringe may ultimately result in the complete loss of the characteristics that make South Harrison desirable. This Master Plan sets forth South Harrison Township's plan to do its part to avoid this fate.

## C. Vision

The vision for South Harrison is a balance between the small town rural lifestyle and landscape that have dominated for more than 200 years and the modern realities of a growing population with expectations for services and amenities. The vision is for a Township where the two are not at odds. In South Harrison the rural vistas will remain dominant with well designed development that compliments the Township's rural heritage and minimizes impacts on environmental resources. As growth has spread and the developed fringe has pushed outward into the countryside, it has encountered some of the State's most productive agricultural land. Where crops once grew, there are isolated subdivisions full of rooftops and green lawns. Yet the people of South Harrison believe there are alternatives to the simple tradeoff. The Township is clearly setting forth its goals, objectives and intent in its Master Plan with the hope that with appropriate policy action and cooperation from stakeholder communities – including land owners and developers, the plan will help to shape the future of the Township. South Harrison does not want to fall victim to the inefficiencies and stereotypes associated with “cookie-cutter” suburban sprawl, yet it acknowledges that there will be growth. The Township endeavors to make development compatible with active agricultural uses and protections of woodlands in a deliberate way. While smart growth maxims tout the virtues of compact development, the potential for such development in South Harrison is limited by a lack of sewer and water infrastructure – infrastructure that is lacking because it does not belong. There is a place for everything, and consistent with the New Jersey State Plan and Gloucester County's Farmland Preservation Plan, South Harrison's role in the State and in the region is rural and agricultural.

The potential impacts of the status quo development regulations and patterns over the next several decades are not desirable. If the development patterns that have been set in the recent past are perpetuated, the Township may be built out with an estimated 2,500 (+/-) additional single family homes sprawling out over the remaining 4,100 (+/-) undeveloped and unpreserved acres in the Township. The vision is to alter the course away from the worst case scenario.

Going forward, South Harrison will form part of the region's functional green infrastructure. Areas most appropriate for development will be identified based on the Environmental Resources Inventory and parcel specific conditions. The Township will continue to support farmers and encourage the preservation of farmland throughout the Township. The Township will also expand its role as a steward of the land, protecting woodlands, wetlands and stream corridors and reducing fragmentation of the landscape.



## D. Goals and Objectives

### 1990 Master Plan and Subsequent Re-examinations

The Township's last Master Plan was adopted in 1990, with re-examinations and amendments adopted since then. The Goals and Objectives section of the 1990 Plan reaffirmed the goals of the 1980 Plan and expanded the list in response to the changing economic and regulatory climate. It is instructive to review these goals and objectives and consider whether they have been met, whether they pose a continued challenge, whether they remain partially valid or whether they no longer apply. The complete list of goals and objectives from the 1990 Master Plan follows.

- To provide lots of adequate size to allow for adequate disposal of sewage wastes and construction of wells.
- To secure safety from fire, flood, panic and other man-made disasters.
- To coordinate the various types of land use, within the Township, so they do not conflict with one another, or that of the surrounding communities.
- To provide for adequate access to all properties.
- To promote a desirable visual environment through creative development techniques and adequate design standards.
- To provide adequate areas for active and passive recreation.
- To encourage innovative development which preserves natural features such as steep slopes, wooded areas and historic sites.
- Retain farming operations on prime agricultural lands.
- Minimize interference with natural processes through protection of floodplains and wetlands.
- Encourage maintenance and where needed, rehabilitation of existing homes.
- Maintain an overall mix of housing types and densities that will not be detrimental to the small town and rural character of the Township.
- Protect and retain existing businesses.
- Provide for a balanced variety of businesses as needed by the local population.
- Provide for expansion of local government, public safety, education and similar facilities commensurate with community needs.
- Encourage the continuation of valuable quasi-public organizations and private community services.
- Discourage development in areas where public improvements, services and maintenance costs would be generated.
- Require a reasonable level of improvements at the time of development.
- Control the initiation of new tax-exempt uses.

Overall the goals and objectives set forth in 1990 remain relevant today. However, as circumstances have changed, as the business of farming has faced new challenges, and as development pressure has continued to increase, tension between community value and private value has also increased. In order to create harmony between the two, a refinement of the goals, objectives and policies is justified.

## Current Assumptions, Goals and Objectives and Policies

This 2008 Master Plan is based upon goals, objectives, principles, assumptions, policies and standards that have been developed over the course of a year by the Township Committee, the Combined Planning/Zoning Board, other groups and residents of the Township.

The Township has developed several overarching goals that serve as a beacon and reflect the prevailing opinions and values of the Township's residents. The recommendations within the various Master Plan elements are designed to implement and reflect the guiding goals and principles.

The Township seeks to implement growth management policies that will retain South Harrison's rural character for the foreseeable future. As conditions are always changing and today's solutions may not fit tomorrow's problems, the Planning Board and Township Committee will remain engaged in the planning process, continually assessing the relevance of the Master Plan proposals and the suitability of the proposals to respond to the Township's needs. At each Master Plan Re-examination or at such time as Township officials see fit, as conditions in and around the Township change, the Master Plan recommendations and land use policies will be revisited. There will always be an opportunity to revise a policy response if it is not having the intended effect.

### 1. Assumptions, Goals and Objectives

The South Harrison Township Master Plan is based upon a number of assumptions. The goals and objectives arise from the assumptions.

**Assumption 1** South Harrison Township will have the jurisdiction and authority to guide its growth in accordance with the Municipal Land Use Law and will have substantial input into any proposed county, regional, state, and/or federal development plans which may affect the Township or its immediate environs.

#### Goal 1.1 Overall Planning

To guide development in the Township consistent with sound planning and the Municipal Land Use Law.

##### Objective 1.1.1

To encourage municipal actions which will guide the long range appropriate use, development and preservation of lands within South Harrison Township, in a manner which will promote the public health, safety, morals and general welfare of present and future residents.

##### Objective 1.1.2

To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.

##### Objective 1.1.3

To secure safety from fire, flood, panic and other natural and man-made disasters.

**Objective 1.1.4**

To provide for adequate light, air and open space.

**Objective 1.1.5**

To ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the county, the region and the state as a whole.

**Objective 1.1.6**

To promote the establishment of appropriate population densities in locations that will contribute to the well being of persons and neighborhoods and preservation of the environment.

**Objective 1.1.7**

To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within a framework of land use and development principles and policies.

**Objective 1.1.8**

To promote the conservation of open space and valuable natural resources and prevent sprawl and environmental degradation.

**Objective 1.1.9**

To provide flexibility within the development regulations that will permit South Harrison to provide the opportunity for the provision of the Township's Fair Share of affordable housing as required by the Fair Housing Act in harmony with the local context, infrastructure limitations and environmental constraints.

**Assumption 2**

South Harrison Township will continue to experience growth pressures, though economic cycles and the lack of public utilities may alter the degree to which this pressure is experienced.

**Goal 2.1 Land Use- Growth Management**

Provide the foundations for a balanced land use pattern that can be effectively serviced by the transportation, utility services, and community facilities within the Township.

**Objective 2.1.1**

Identify areas where development may be accommodated efficiently with sensitivity to environmentally sensitive areas.

**Objective 2.1.2**

Adopt and employ residential density and cluster development and/or conservation zoning techniques to balance growth with preservation, reducing the ultimate build out of the Township and concentrating residential units on a portion of a tract, rather than spread evenly throughout

**Objective 2.1.3**

Promote a desirable visual environment through creative development techniques and adequate design standards

**Objective 2.1.4**

Provide for adequate separation and screening of nonresidential uses from adjoining residential and agricultural uses.

**Goal 2.2 Land Use and Housing**

Protect the character of existing neighborhoods and quality of life.

**Objective 2.2.1**

Initiate a rehabilitation program to assist eligible residents in maintaining their properties and to work towards meeting the Township's COAH rehabilitation requirements.

**Objective 2.2.2**

Adopt a village protection ordinance that ensures that future development, as well as modifications to existing structures is consistent with the historic context of the Harrisonville area.

**Objective 2.2.3**

Strengthen ordinances that enhance community character.

**Goal 2.3 Housing**

Provide the opportunity for a broader range of housing types for the Township's residents.

**Objective 2.3.1**

Adopt a conditional use provision or an overlay zone to permit the development of age restricted housing including a fair share of affordable housing.

**Objective 2.3.2**

Provide regulatory guidance for residential developers to provide inclusionary affordable units on-site and increase the economic feasibility of doing so by permitting the affordable units to be duplex or townhouse units.

**Objective 2.3.3**

Maintain an overall mix of housing types and densities that will not be detrimental to the small town rural character of the Township.

**Assumption 3**

Public desire to retain rural landscapes, to support development that compliments the natural environment, and to preserve agriculture will remain strong over the next ten years.

**Goal 3.1 Land Use- Farmland Preservation**

Preserve 1,500 additional acres of farmland within the Township. (This preliminary number subject to change upon completion of the Farmland Preservation Plan

**Objective 3.1.1**

Support State policies that support farming and preserve farmland

**Objective 3.1.2**

Seek funds for the creation and adoption of a municipal farmland preservation plan

**Objective 3.1.3**

Adopt a farmland incentive program to encourage farmers to enter the farmland preservation program.

**Objective 3.1.4**

Encourage state and county policies that permit easement values to be based on 2007 zoning for the next \_\_\_ years.

**Goal 3.2 Land Use – Support Agriculture**

Do our part to ensure the continued viability of farming in southern New Jersey.

**Objective 3.2.1**

Provide protections for agricultural uses that permit the normal operation of farms without interferences.

**Objective 3.2.2**

As farming becomes more specialized with innovative niche and specialty markets the Township will provide flexibility in zoning to permit innovative farm activities such as “agri-tourism” and “agri-tainment” and value added services such as cider or wine production.

**Goal 3.3 Land Use – Environmental protection**

Protect environmentally sensitive areas of the Township from careless development.

**Objective 3.3.1**

Enforce and expand environmental reviews and regulations to include tree protection, riparian corridor protection and requirements for environmental impact statements.

**Objective 3.3.2**

Provide environmental resource maps to assist in directing development to suitable portions of a site and protect contiguous land areas to create viable wildlife habitats.

**Objective 3.3.3**

Prohibit the clear cutting of house lots to the road edge. Require that a wooded buffer be retained to maintain the scenic beauty of the Township.

**Goal 3.4 Land Use- Preservation, Recreation and Conservation Planning**

Identify areas planned for conservation, recreation and farmland preservation.

**Objective 3.4.1**

Conduct a natural resources inventory and adopt an open space and recreation plan

**Objective 3.4.2**

Prepare and adopt a municipal farmland preservation plan

**Objective 3.4.3**

Prepare a plan to provide guidance to the Township, the County and developers regarding the desired location for recreation facilities as an integral part of development applications.

**Objective 3.4.4**

Promote the conservation of open space through regulatory controls protecting wetlands, wooded areas, steep slopes, stream corridors and agricultural lands

**Goal 3.5 Land Use – Smart Growth**

Acknowledge the unique circumstances of South Harrison Township and endeavor to apply smart growth principles within the local context.

**Objective 3.5.1**

Implement the Master Plan recommendations through adoption and enforcement of ordinances, and cooperation between public and private entities

**Assumption 4** South Harrison Township will continue to be an attractive and desirable place to live.

**Goal 4.1 Land Use – Balanced Planning**

Provide guidance for the making of a new tradition of land development in South Harrison that responds to the natural environment, the needs of the citizens, as well as market demands while maintaining a human scale and a connection between built and natural environments.

**Objective 4.1.1**

Disrupt the paradigm of planned sprawl by reducing the overall build out of the Township, while also implementing conservation subdivision design guidelines.

**Objective 4.1.2**

Provide adequate buffers between incompatible uses, such as active farms and new residential developments in order to protect each from negatively impacting the other.

**Goal 4.2 Recreation**

Provide active and passive recreation opportunities for residents of all age levels.

**Objective 4.2.1**

Require that recreation amenities be provided within residential developments to promote an active lifestyle and to provide places for neighbors to congregate; and continue to require recreation contributions where facilities are not needed.

**Objective 4.2.2**

Site recreation facilities in central locations to serve the population they are intended for – the neighborhood, the community or the entire municipality- and connect facilities with pedestrian, equestrian or bicycle paths where possible.

**Goal 4.3 Land Use- Community Character**

Ensure cohesive design that adds to the creation of a sense of place as opposed to the sterile “faceless” built environment that can result from rampant unchecked development.

**Objective 4.3.1**

Adopt residential and non-residential design standards that will enhance community character and create community value.

**Goal 4.4 Land Use – Environmental Sustainability**

Encourage and promote, where feasible, sustainable and energy efficient subdivision and site plan designs and provisions for renewable energy resources including solar, wind, recycled water and aquifer recharge.

**Goal 4.5 Land Use – Development Impacts**

Require that growth pays for the additional demand for services and facilities that it creates, reducing the need to impose higher taxes on existing residents.

**Objective 4.5.1**

Adopt ordinances that require on-site recreation for major residential developments, and fair share roadway and other infrastructure improvements where warranted and appropriate.

**Goal 4.6 Community Facilities**

Provide community facilities that meet the needs of all Township residents and businesses, enhancing the overall community while increasing efficiency and fiscally responsible policies.

**Objective 4.6.1**

Maintain and improve existing facilities so that their utility is maximized and replace or rehabilitate facilities that are beyond their useful life.

**Objective 4.6.2**

Use community facilities to create and maintain a sense of place by enhancing public areas with quality design and pedestrian friendly landscapes that connect the Township.

**Objective 4.6.3**

Explore the benefits of utilizing shared services with surrounding municipalities.

**Assumption 5** As additional residents move to the area, non-residential development will be attracted to the area to provide goods and services to the population.

**Goal 5.1 Land Use- Non Residential**

Provide opportunities for professional offices, neighborhood commercial businesses and light industrial uses to locate within the Township in keeping with the goal for balanced growth. Areas appropriate for professional office, neighborhood commercial and light industrial development should be identified and appropriate zoning and design standards should be adopted to ensure development that is compatible with the Township's vision and provides the potential for a broad-based economic foundation.

**Objective 5.1.1**

Protect and retain existing businesses.

**Objective 5.1.2**

Encourage incremental growth of commercial businesses through the addition of professional office zoning and expansion of the uses permitted in the Light Industrial zone to compliment the existing neighborhood commercial and light industrial uses in locations which are environmentally, socially and economically suitable.

**Objective 5.1.3**

Create a professional office zone at targeted intersections.

**Objective 5.1.4**

Provide design standards to guide neighborhood commercial and professional office development that is architecturally appealing and compatible with the Township's character so that each structure and site appears to be part of the cohesive whole instead of constructed in isolation, but without stifling the potential for individual expression and creative design.

**Goal 5.2 Economic**

Encourage diversification of a viable economic base.

**Objective 5.2.1**

Create opportunities for innovative businesses capitalizing on the unique characteristics of South Harrison, particularly related to agriculture and for services to supply the residents with their day to day needs.

**Objective 5.2.2**

Expand opportunities for neighborhood commercial, professional office and industrial development that complement South Harrison's rural character, at defined locations in appropriate zoning districts

**Objective 5.2.3**

Encourage a sound fiscal mix of future uses to ensure that future service demands are within the Township's capacity to provide services.

**Assumption 6** The circulation needs of the Township will continue to grow as the Township and the surrounding municipalities are developed and as the roads are required to accommodate more and more passthrough traffic.

**Goal 6.1 Circulation**

Use the Circulation Element as a guide for future roadway and intersection improvements.

**Objective 6.1.1**

Leverage resources to improve the efficiency and safety of the Township's streets and highways. Coordinate with the County to ensure that developments are required to pay their pro rata share of needed road and intersection improvements.

**Objective 6.1.2**

Encourage the location and design of transportation and circulation routes which will promote the free flow of traffic in appropriate locations while discouraging roadway improvements which would result in more congestion or detract from the Township's rural agricultural character.

**Objective 6.1.3**

Establish a municipal off tract improvement fund.

**Goal 6.2 Circulation**

Encourage connectivity throughout the Township to reduce traffic congestion, vehicle trips and isolation of uses.

**Objective 6.2.1**

Require residential developments to provide opportunities for future right-of-way and roadway connections to adjacent sites when they may be developed in the future.

**Objective 6.2.2**

Require commercial developments to provide easements and agreements that will permit cross access with adjacent sites.

**Objective 6.2.3**

Prepare a pedestrian, equestrian and bicycle plan that will require that pedestrian, equestrian and the cyclist be considered in planning the transportation network.

**Assumption 7** Demand for affordable housing options in New Jersey will remain strong and the Council on Affordable Housing will continue to promulgate rules to implement the policies set forth in the Fair Housing Act.

**Goal 7.1 Affordable Housing**

Maintain a Housing Element and Fair Share Plan in order to provide opportunities for the provision of affordable housing with South Harrison.

**Objective 7.1.1**

Implement the 2006 Fair Share Plan via enabling ordinances as a temporary measure to comply with the housing Element and Fair Share Plan currently filed with COAH.

**Objective 7.1.2**

Continue to review, understand, and respond to the rules promulgated by COAH, advocating for South Harrison's interests and preparing new or revised housing plans when required.

**Objective 7.1.3**

Encourage COAH to acknowledge and provide for the unique circumstances of rural municipalities when implementing the new rules.

**Objective 7.1.4**

Provide opportunities for the provision of affordable housing, without undermining the Township's desire to remain a predominantly rural community.

## 2. Policies

### **Policy 1**

Consistently make decisions that advance the Township's goals and objectives in order to enhance the quality of life for members of the community today and into the future.

### **Policy 2**

Manage Growth by discouraging the expansion of major infrastructure systems into the Township (a non-growth area) by reducing the ultimate potential build out of the Township and by encouraging alternatives to conventional subdivision design.

### **Policy 3**

Conserve natural areas, environmentally sensitive areas and an open space network.

### **Policy 4**

Recognize that the Township has a responsibility to accommodate growth and development, but that the Township also has a responsibility to envision its future and provide the means to realize the vision. In planning for future land use the Township will strive to manage growth in accordance with its capacity, so that development can be properly served by public facilities and so that desirable environmental features are not destroyed. The Township is not obligated to enable a sprawling development pattern; rather the status quo must be interrupted in order to avert undesirable outcome.

### **Policy 5**

Consider the various components essential to preserving agriculture in the State of New Jersey as outlined in the Agricultural Smart Growth Plan for New Jersey when making land use policy decisions, to ensure that agriculture remains strong while also preventing sprawl and environmental degradation. The components include farmland preservation, innovative conservation planning, economic development, natural resource conservation and agricultural industry sustainability.

### **Policy 6**

Provide a consistent, responsive and transparent process for land development applications and decisions.

## SECTION II Master Plan Elements

### A. Land Use Element

#### 1. Overview

There is a consensus among the Planning Board members, the Township Committee and the community at large that South Harrison Township should protect its cultural heritage by encouraging the protection of natural resources and the preservation of productive prime and statewide farmland, through the use of a variety of tools. The tools include implementing land use policies that promote balance and respect the many values of land, by protecting the rights of farmers to pursue their trade, by pursuing and participating in available state and county preservation programs. The Township recognizes the vital importance of its agricultural heritage and also recognizes the increasing pressures and difficulties faced by farmers due to changes in markets and technologies, as well as pressures resulting from increases in real estate values due in large part to development pressures.

This Plan strives to preserve a vital agricultural economy in the Township and to reduce the ultimate “build out” of the Township by reducing the permitted density so that it is better aligned with the Township’s goals and objectives and to be more consistent with that of a sustainable rural community. By restricting growth-inducing factors such as sanitary sewers and roads and by mandating development practices that permanently protect the community’s natural assets such as farmland, valuable woodlands, and a variety of wildlife habitats; the future land use patterns will be more in keeping with the rural and environmentally sensitive nature of the Township. The Township seeks to establish policies and regulations designed to preserve and enhance the rural and agricultural character of the Township for future generations. South Harrison takes pride in its reputation as a rural community. Land use standards and regulations should be designed to cultivate the small town feel by promoting new developments that will not detract from community character. The Township’s goals and policies are supported by and reflected in the State Development and Redevelopment Plan, which designates all of South Harrison as either Planning Area 4 (Rural Planning Area) or Planning Area 4B (Rural Environmentally Sensitive Planning Area). The policies of the state plan, further detailed in Section III, are supportive of the planning principles promoted by this plan.

The “leapfrog” development pattern dominated by low density housing consumes land at an unsustainable rate and is expensive in terms of service delivery. More compact development can equate to savings in capital and operational costs, if it is at a sufficient scale. At this time, lack of infrastructure and a desire to retain the rural setting precludes large scale compact development. The planning board has grown weary of having to battle developers for good design, road improvements, open space and recreation contributions. The Township needs a clear policy position that includes development guidelines that reflect the Township’s values and that can be consistently implemented. The changes recommended in this Master Plan will make it easier for developers, designers, and the land use board to “do the right thing”, developing residential units with sensitivity to functioning natural systems.

#### 2. Demographics and Population

South Harrison Township’s population nearly quadrupled in the seven decades leading to the 2000 Census, increasing from 680 people in 1930 to 2,417 people in 2000. In 2000, the population density in South Harrison was 152.97 people per square mile – significantly less than Gloucester County’s population density overall (784.3 people per square mile), and less than

the population densities in Elk Township (214.6 people per square mile) and Harrison Township (460 people per square mile), but greater than Woolwich Township (145.1 people per square mile). The table below shows the population changes from 1930 through 2006.

South Harrison Township, Gloucester County Population <sup>1</sup>								
1930	1940	1950	1960	1970	1980	1990	2000	July 2006*
680	686	868	974	1,226	1,486	1,919	2,417	2,956

\* NJ Department of Labor and Workforce Development

The rate of population increase in South Harrison was around 25% in each of the three decades between 1940 and 1950, 1960 and 1970, and 1990 and 2000. Between 2000 and July of 2006, the population in South Harrison increased from 2,417 to 2,956, an increase of 539 people or 22.3%. The table below shows the population changes in Gloucester County and in the surrounding municipalities between 2000 and the July 2006 estimate.

Population Growth 2000 to 2006			
	2000	July 2006	Percent Change
South Harrison Township	2,417	2,956	22.3% (539 people)
Woolwich Township	3,021	8,612	185% (5,591 people)
Harrison Township	8,788	11,849	34.83% (3,061 people)
Elk Township	3,514	3,867	10.04% (353 people)
Pilesgrove Township	3,923	4,534	15.57% (611 people)
Upper Pittsgrove Township	3,468	3,620	4.3% (152 people)
Gloucester County	255,698	282,031	10.29% (26,332 people)

### 3. Farmland and Zoning

Since 1950 New Jersey has lost more than half its farmland - nearly 1 million acres - and the number of farms has dropped by two-thirds, from 26,900 in 1950 to 9,000 in 1995.<sup>2</sup> The U.S. Department of Agriculture’s National Agriculture Statistics Service reports that New Jersey is losing an average of 10,000 acres of farmland per year. According to the American Farmland Trust’s report entitled “Farming on the Edge”, the area of Gloucester County that includes South Harrison is identified as “high quality farmland and high development”. This combination demonstrates that loss of the rural landscape in South Harrison is likely and would have irreparable impacts on the State’s productive farmland.



The Township understands that changes to zoning and land use requirements cannot themselves entirely prevent the loss of farmland.

It also acknowledges that zoning density is one factor that is considered in determining a

<sup>1</sup> Source: United States Census Bureau, Decennial Population Counts, 1930-2000

<sup>2</sup> Need reference

farmer's land equity. While a change in zoning may initially change the appraisal equation somewhat, a reduction in potential residential lot yield does not strip a farm of economically viable alternative uses.

Farm communities such as South Harrison contribute to the maintenance of New Jersey's diverse food and agricultural industry. When farms are lost to development, the loss of employment, culture, local food source, values and identity associated with the farm community damages the sense of place and sense of community that make the Township desirable and memorable. The loss of environmental resources destroys the ecological integrity of the environment, destroys wildlife, pollutes and degrades the landscape. The Township acknowledges that there is some controversy over the efficacy of zoning changes in meeting the land use goals of preserving agriculture and retaining rural character. The Township feels that it must respond to the current pressures it faces in a definitive manner appropriate to the local context. The Township proposes to reduce the overall gross residential density across the Township. With the exception of the Harrisonville hamlet, a logical pattern of development has not emerged that would dictate that growth be steered directly toward particular areas of the Township. However fragmentation between preserved farms does point to areas where farmland retention and preservation should be urgently pursued, this will be explored in the Farmland Preservation Plan when it is completed. Additional tools to speed preservation efforts will also be explored. As illustrated on **Map 5** existing and approved developments are scattered throughout the Township. The residential development style that has emerged through scattered residential subdivisions is incompatible with the core values of the Township as they are expressed in the Master Plan.

Some may argue that studies have shown that "down zoning" decreases the real estate value of the land affected by the zoning.<sup>3</sup> However, the Planning Board has determined that the planned sprawl that can result from the current zoning program is not an acceptable outcome. While Township officials would like to minimize the negative impacts of a zoning change on property owners, The Township must make decisions that will result in an acceptable long term pattern of growth within the Township. Waiting will allow more consumptive development that deteriorates the land base.

Most farmers, agricultural economists, planners and others agree that in order to retain farms and farmers, the region needs to have a critical mass of farmland and farm related services readily available. One of the objectives of the Master Plan is to reduce fragmentation of the land base. The farmland preserved through 2007 is shown on **Map 4**. South Harrison Township acknowledges that reducing permitted residential densities has impacts and understands that the impacts are perceived differently depending on one's position. While it may be true that New Jersey is a heavily urbanized state, and it may be true that development pressures have created a stronger link between farm value and development value than in other states, South Harrison Township must also think of the alternative outcomes that will result from inaction versus action. If agricultural pursuits are worthwhile in New Jersey, then property owners and farmers won't sell their land to developers. If they do sell their land to developers, there is not a compelling reason to promulgate zoning regulations that permit and promote a land use pattern that the community finds in poor taste. If other factors are stacked up against the viability of farming in the Garden State, and farming is unable to survive, it is unlikely that the retention the

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<sup>3</sup> "The Impact of Downzoning of Agricultural Land Value in New Jersey", Clarion Samules Associates September 2004.

current minimum one acre lot size will save the industry – but it will result in undesirable land use patterns that have other negative consequences for the community.

The Township wishes to maintain a supportive business environment for farms and ensure that future land use patterns respect the values promoted by the Master Plan. It is understood that the reduction in permitted density will limit a farmer’s option for disposing of land for residential development. If farmers are committed to farming it is hoped that they will sell their farms to another farmer. It is understood that there is a need for a variety of housing and employment options throughout the state. It is also understood that preservation must be balanced with reasonable growth. However, the prevailing property rights mentality short circuits long term thinking and planning in favor of immediate gratification in the way of development approvals. The Township of South Harrison does not have an obligation to promote sprawl by its land use policies. Zoning for one acre per residential lot does not promote the retention of a rural landscape or rural lifestyle. One acre lot zoning is used in nearly built out communities that have a wide range of residential zones as the “low” density zone for large “estate” homes, and is used in rural communities as a cluster lot size to promote the preservation of the majority of an overall tract with a lower gross density. As an overall zoning scheme, it is an invitation for consumptive, forgettable sprawl.

#### 4. Existing Zoning

The existing zoning plan in South Harrison consists of three zoning districts, illustrated on **Map 3**. The three zoning districts are reviewed below.

The Current **Agricultural Residential (AR)** zoning district covers 9,652 acres and permits:

- Farm and agricultural uses
- Sales of Agricultural products
- Detached single family dwelling units
- Public playgrounds, athletic fields, parks, conservation areas
- Municipal buildings
- Cemeteries
- Accessory uses

<b>Existing Agricultural Residential zone requirements</b>	
Density	Max .85 d/u acre
Lot size	Minimum 1 acre Also require nitrate dilution model
Lot width	
2 acres or more	200 feet
Less than 2 acres	150 feet
Lot depth	200 feet
Front yard	
Local roads	75 feet
State/county roads	100 feet
Rear yard	50 feet
Side yard	20 feet
Maximum building coverage	10%
Maximum building height	2.5 stories or 35 feet

The current **Neighborhood Commercial (NC-1)** Zone covers 39 acres and permits:

- Detached single family dwelling unit
- Playgrounds, athletic fields, swimming pools, conservation areas, parks
- Retail
- Professional offices
- Restaurants, excluding drive through
- Repair and service only if inside
- Laundry and dry cleaning (not bulk processing)
- Copy centers and newspaper office
- Municipal buildings
- Farm and agricultural uses

Conditional uses in the NC-1 district are:

- Public utilities
- Home occupations
- Residential conversions (with conditions)

<b>NC-1 zone requirements</b>	
Density	n/a
Lot size	Minimum 10,000 square feet
Lot width	75 feet
Lot depth	125 feet
Front yard	15 feet
Rear yard	10 feet
Side yard	5 feet one side/ 15 feet combined
Maximum impervious coverage	40%
Maximum building height	2.5 stories or 35 feet

The current **LI Light Industrial Zone** covers 523.5 acres and permits:

- Municipal buildings, recreation, libraries, community theater, other public and semi-public uses
- Farm and agricultural uses
- Warehouse and wholesale storage
- Accessory uses, incidental to the principal use: training for employees, restaurant/cafe/teria, custodial living quarters, assembly halls, maintenance and utility
- Limited manufacturing

Conditional uses in the LI district are:

- electric, gas and other utilities
- Industrial Parks (minimum 12 acres, with other conditions)

<b>Light Industrial (LI) zone requirements</b>	
Density	n/a
Lot size	3 acres
Lot width	200 feet
Lot depth	200 feet
Front yard	75 feet
Rear yard	30 feet
Side yard	40 feet each
Maximum impervious coverage	50%
Maximum building height	3 stories or 45 feet

## 5. Proposed Zoning

The new zoning program will include five zoning districts. The proposed land use and zoning map is illustrated on **Map 13**.

In order to better reflect and implement Township goals, the Township proposes to change its zoning policies. Determining the “right” density is not an easy task, and the answers are not necessarily obvious or exact. However, the experiences of other similarly situated municipalities can be instructive. All of the surrounding municipalities including Woolwich Township, Harrison Township, Elk Township, Pilesgrove Township and Upper Pittsgrove Township have rural residential zoning districts with minimum lot sizes greater than those permitted in South Harrison. There is concern that this disparity makes South Harrison somewhat of a target for development among its neighbors. The Township proposes a package of proposals aimed at maintaining environmental quality, preserving farmland and protecting agricultural viability and rural character. Maintaining the status quo will, in a short period of time, have an irreversible impact on the future of the Township by allowing development to sprawl across the landscape. As shown on Map 5, residential development approvals have scattered across the municipality, and while each has been designed in accordance with the regulations in place at the time, they have been designed without regard to an overall organizing plan or a guiding vision. The revised zoning scheme is proactive in attempting to slow down the creep of medium to large lot suburban sprawl across the landscape that is choking out the rural character and land. Zoning ordinances to protect agriculture, rural character and the environment have been sustained in many New Jersey towns including Springfield Township in Burlington County, East Amwell Township, and Franklin Township, Hunterdon County. It is the municipalities lacking in the acumen to alter the course that will be further targeted by a market skewed toward consumptive development on the metropolitan fringe.

The Environmental Resources Inventory contains detailed information about the natural and biological resources in the Township and the capacity limitations imposed by poor drainage and high water tables in some areas. The Master Plan aims to direct development to those portions of a tract of land which are best suited to the development. The fact that there are existing approvals for development based on the existing zoning does not commit the town to retaining the same zoning scheme in perpetuity.<sup>4</sup> The Township’s goals and objectives, as well as the

<sup>4</sup> At the time of this writing in 2008 there are approximately 450 homes that have been approved, but for which certificates of occupancy have not yet been issued.

purposes of New Jersey Municipal Land Use Law and the New Jersey State Plan will be advanced by changes to the land use regulations in South Harrison Township. Ideally, farmers will find it desirable and possible to continue farming as a viable business and way of life. In the alternative, the Township must be prepared for what may happen if farmers do not continue to farm and opportunistic developers seize on the occasion to propose housing developments that maximize their profits without regard to the local context. South Harrison Township respects and admires the farmers in the region and will support farmers and their business within the Township's means.

**a. Agricultural Residential (AR)**

The permitted density in the AR zoning district will be .25 units per acre with a minimum lot size of three acres and with mandatory conservation design for major subdivisions. The Agricultural Residential (AR) areas of the Township generally contain single family residential homes and farmland and agricultural operations. Farmland preservation efforts have resulted in over 2,500 acres of preserved land scattered throughout the town. South Harrison is entirely within Gloucester County's Agricultural Development Area (ADA). Once the Township completes a farmland preservation plan, it will be possible to provide additional direction with regard to locations within the township specifically targeted for preservation and others where residential development would be more acceptable. At that time the Township will also devise its own strategy for farmland preservation.

At this time the AR zoning district is the primary residential zone in the Township and it is intended to provide an effective means to preserve agriculture while accommodating contextually appropriate residential growth. Lot averaging will be permitted for minor subdivisions in order to promote subdivision design that responds to the natural features of a site. For minor subdivisions, lots must average 3 acres, but an individual lot may be as small as 65,340 square feet (1.5 acres). For example, a 3 lot minor subdivision would need to start with at least 9 acres, but one lot could be 1.5 acres, one could be 3.5 acres and one could be 4 acres.

For major subdivisions, a "conservation design" approach will be required. This approach retains the .25 unit per acre density while guaranteeing the community a better quality and quantity of open space that creates real estate value for those who will live adjacent to the open space, and creates community value by preserving the Township's environmental resources and character. Conservation and design and "clustering" are similar, but the conservation design approach requires a deliberate consideration of the site's features and the local context around the site. The natural resources and features of a site are considered before the proposed lot lines are drawn so that the homes are sited in a manner that makes sense from an environmental and planning perspective, not just an engineering perspective. The open space within the subdivision is also viewed in the larger context of the community, working toward the creation of an uninterrupted open space network. The conservation design approach will require that the most suitable soils on the property be identified at the outset of the design process, so house lots can be arranged to respond to the topography and take advantage of the soils that can handle the required drainage. Placing individual septic fields within permanent open space is also an option to enable a more desirable lot layout. The conservation design approach is described in further detail in section 6 below.

Provisions should be included in the ordinance to permit existing dwellings on lots under three acres to remain as conforming lots. There may also be a sunset provision for existing vacant lots between one and three acres to permit owners of those existing lots to apply for a zoning permit and building permit within the next two years if the lot conforms to the prior zoning standards.

In accordance with the build-out study that was conducted as part of this Master Plan, there are an estimated 4,013 acres “at risk” of future development. The existing zoning scheme would permit an estimated 2,512 additional residential homes on 1 to 1.5 acre lots. Several elements of the build out analysis are shown on **Map 6**. The recommended zoning will alter the future outcome by reducing the potential residential unit count to approximately 840, with 1,680 additional acres of open space at no public expense. With the continued preservation of farmland and possible open space acquisitions, the build out may be substantially less.

In order to further support farming and the agricultural industry and to encourage the retention of diverse farming operations in the Township a revised and updated Right to Farm ordinance is recommended and a draft is included as Appendix B

### **Affordable Housing**

The October 2006 Housing Element and Fair Share Plan is explained further and made part of this plan by reference in Section II, B Housing Element. The plan was prepared in response to and in accordance with the Round III rules adopted by the Council on Affordable Housing in December of 2004. The Plan was initially adopted in 2005, and then revised in 2006. Since the original Round III rules were largely invalidated and the new Round III rules have just been adopted with significant amendments already proposed, the 2006 Housing Element and Fair Share Plan remains in effect until there is some basis upon which to develop and adopt a new plan. In accordance with the 2006 plan, the Township decided to adopt a growth share ordinance requiring an 11.1% affordable housing set aside for new residential developments, reflecting the original Round III ratio of one affordable unit for every eight (8) market rate units. The growth share ordinance (O-06-13 and O-06-14) remains in effect at this time. Additionally, the Plan proposes to permit age-restricted housing within the AR zoning district at a density of 3 units to the acre with an affordable housing set aside of 17%. This development would be contingent upon the provision of a feasible wastewater management plan and water supply plan. The revisions to the AR zoning district will continue to permit this age restricted housing option as a means to meet the affordable housing requirements. The Township will consider the new COAH regulations and craft a new plan once there is a fair degree of certainty that the rules will have staying power.

### **Mobile Homes and Manufactured Homes**

There is one existing “mobile home park” within the Township known as the Harrisonville Mobile Home Park. The mobile home park tract is located at the northeast intersection of Mullica Hill Road (County Route 617) and Cedar Grove Road. The tract consists of 29.8 acres in the AR zoning district and appears (from aerial photo) to contain between 43 and 45 homes, though the owner indicates that the Mobile Home Park is approved for 50 home sites. The owner indicates that the park was established in the 1960s and was purchased by the current owners in 1972.

The AR zoning district permits single family detached dwellings and farm and agricultural uses. In accordance with section 90-5.13B, trailer parks are expressly prohibited in the Township. In accordance with Chapter 132 of the General Legislation of the Township, additional mobile homes, manufactured homes and trailers are not permitted in the Township, but those existing and licensed at the time of adoption are continued as a nonconforming use (the chapter was adopted in 1952 and amended in 1963 and 1984).

Section 132-1 contains a definition of “trailer” that includes “manufactured homes” as the term “manufactured home” is defined in the Municipal Land Use Law (N.J.S.A. 40:55D-102c). The ordinance definition indicates that trailers and manufactured homes may not be more than 22 feet in width. At present when the owners of the mobile home park seek to replace an existing unit, they are prohibited from constructing units more than 22 feet wide. Modern manufactured homes are more than 22 feet in width, typically 28 feet. It appears that the reference to 22 feet in width in the ordinance was included in because N.J.S.A. 40:55D-104 indicates that a municipality may not discriminate against manufactured homes that are 22 feet in width or more as a method of housing construction, when the land upon which the house will be built and the house itself are owned by one entity and the foundations are permanent. This is a different situation than a mobile home park, where the land is owned by one entity and the dwelling itself is owned by another. The owner indicates that the home sites are approximately 50 by 100 feet wide, though some are irregularly shaped.

Section 132-2 currently indicates that following the effective date of the chapter (which was in 1952) there shall not be any additional mobile homes, manufactured homes or trailers, except those presently existing and licensed at the time of the ordinance. The Township ordinance currently lumps manufactured homes and trailers together, whereas the municipal land use law recognizes them as separate entities.

It is recommended that Chapter 132 “Trailers and Mobile Homes” be revised to have separate definitions of “trailer” and “manufactured home”, as they are not the same thing. Also section 132-2 and the AR zoning district should specify that while new mobile home parks and additional units at existing mobile home parks are not permitted, those existing as nonconforming uses may be improved and replaced in accordance with conditional standards. The conditional standards should provide that the units may be upgraded and replaced, as long as there is a permanent foundation, setback and minimum spacing requirements are met, and wastewater treatment capacity is sufficient. It is recommended that the structures be a minimum of 20 feet from other residential structures and 10 feet from accessory structures. If the proposed building footprint is increased and the foundations are permanent, the applicant should be aware that a grading plan will be required in accordance with the grading ordinance to ensure that drainage will not be impaired.

The following definitions should be added to the ordinance:

**MANUFACTURED HOME-** A factory built single family structure that meets the Federal Manufactured Home Construction and Safety Standards Act. Manufactured homes consist of one or more transportable sections that are joined together on site. The Manufactured Home is only mobile at the time it is moved from the factory to the site and then becomes a permanent structure. Manufactured homes are also referred to as modular homes.

**MOBILE HOME PARK-** A parcel of land containing spaces with required improvements and utilities that are leased for the long term placement of manufactured houses. Mobile home parks do not include trailers or recreational vehicles.

**TRAILER-** A structure standing on wheels, towed or hauled by another vehicle and without its own motor power, and used for short term human occupancy, as a recreational vehicle, carrying of materials, goods or objects, or as a temporary office.

#### **b. Neighborhood Commercial (NC)**



The neighborhood commercial zoning district will remain substantially the same, permitting residential units and small scale commercial uses in the Harrisonville area. The Harrisonville area can be described as a hamlet, in that it contains a cluster of homes with a distinct identity in an otherwise rural area. Additional design standards are recommended to guide development and renovations in keeping with the historic character of the area and to retain its charm. The NC district contains approximately 50 parcels on 29.7 acres. There are approximately 41

existing residential structures in the Harrisonville area arranged in traditional crossroads hamlet pattern. The Harrisonville area is primarily residential and relatively compact at a comfortable human scale. However sidewalks are not consistent throughout the neighborhood. New homes and site plans in the area should be required to install sidewalks. The post office and Harrisonville Fire Company are located in Harrisonville, as well as a daycare center, a hair salon and a church. The lots within the Harrisonville area range from as small as 4,790 square feet (.11 acre) to 3.5 acres, with many lots in the one-quarter to one-third acre range. All of the lots utilize on-site septic systems for wastewater treatment. The small lot size may warrant a comprehensive management approach in the future.

#### **c. Professional Office/ Residential (PO/R)**

The purpose of this district is to permit conversions of residential dwellings to offices that are compatible with adjacent residential neighborhoods along key corridors within the Township and to encourage new office development that is of a residential scale and character in these areas. In the areas identified, it is anticipated that traffic will increase as a result of development within the Township and in the surrounding municipalities. The intent is to maintain the residential scale of the neighborhoods and provide opportunities for office uses where adequate parking, lot size and buffering requirements can be met. Site plan approval is required prior to any proposed conversion or construction. Consideration was given to providing opportunities for retail and service uses at two specific intersections and to allowing professional office uses along the entirety of NJSH Route 45 and County Route 538. It was determined that it would be most effective and in keeping with the Township's desire to minimize sprawl and promote cohesive development to permit professional office uses at intersections along these roadways and along key stretches. Due to individual lot configuration and environmental constraints, all of the lots may not be developable for professional office

use on their own, but it would be possible to consolidate lots or coordinate development on adjacent lots with shared access and parking.

The proposed professional office zone continues to permit residential units consistent with the AR zoning district, but will also allow professional and commercial office uses. Design and architectural standards, signage and buffer requirements will be provided to encourage compatible design and ensure that office development is of a scale compatible with the rural and residential character. A draft of the proposed zoning district requirements is included as **Appendix A**. The lots included in the PO/R zoning district total approximately 192 acres on 83 lots. The majority of the lots are presently in residential use with a few commercial and vacant parcels scattered through the zone. Office uses may be mixed with a residential use as long as the resident also owns or manages the business operating in the office and there is adequate parking and wastewater capacity (as well as the other ordinance requirements).

<b>South Harrison Township Professional Office Residential Zone</b>	
<b>Street Location</b>	<b>Block and Lot</b>
Route 45 and Monroeville Road	Block 10, lots 1, 1.01, 2, 3, 4,
Route 45 and Mullica Hill Road	Block 11, lots 1, 2, 3, 15. 16, 25, 27, 28, 29, 31, 32
Cedar Grove and Commissioners Road	Block 14, lots 8, 17, 17.01, 26
Franklinville and Commissioners Road	Block 15, lots 10, 45, 47, 53
Route 45	Block 2.01, lot 4
Route 45	Block 20, lots 1, 1.01, 3, 3.02, 8
Franklinville Road	Block 3, lots 2.10, 7, 8, 10, 11, 12, 13, 15, 16, 20, 22, 24, 27, 28 and part of lots 6 (4.9 acres) and 15 (4.18 acres)
Franklinville Road	Block 5, lots 2, 2.01, 9, 16
Franklinville Road and Route 45	Block 6, lots 2, 5, 9.07, 9.08, 9.09, 9.10, 18, 20, 21, 22, 24, 30, 31, 32, 33, 34, 35, 45 and part of lot 4 (8.6 acres),
Franklinville Road	Block 7.01, lots 4, 6, 10, 13, 14, 21, 22, 23, 24, 28, 32
Franklinville Road and Commissioners Road	Block 8.02, lots 9, 18, 22, 23

**d. Light Industrial**

The purpose of the light industrial zoning district is to provide the opportunity for, and to encourage the development of flexible planned light industrial sites and to promote the orderly and sound development of such areas in accordance with the comprehensive plan. The areas zoned for light industrial will remain as they have been in place since 1990, with the exception of one farm property on the edge of the existing light industrial

area that has been permanently preserved. Block 5, lot 10 (Leone) consisting of 154 acres is adjacent to the AR zoning district and its placement in the AR zoning district will not disrupt the Light Industrial zone and will reflect its current and future status as a preserved farm.

In planning for balanced variety of land use over time it is critical that the Township think both about current demand and land use consumption patterns as well as future needs so that over time land use and development will evolve in a coordinated and harmonious manner. Since a public sewer system and water distribution system are unlikely to be extended to South Harrison, and since they are not desired or sought after by the Township, the Township must consider the types of development that are desirable and possible utilizing private wells and septic disposal systems. Light industrial uses generally generate light wastewater flows, and can be developed using on-site septic disposal systems, while providing opportunities for balanced land use.

The parcels within the Light Industrial district are as follows:

<b>South Harrison Township Light Industrial Zone</b>	
<b>Street Location</b>	<b>Block and Lot</b>
Tomlin Station Road	Block 2, lot 2
Franklinville Road	Block 2, lots 1, 3, 3.01, 3.02, 4, 4.01, 4.02, 5, 7, 9, 10, 11, 12, 14
Monroeville Road	Block 5 , lots 11, 12, 13, 16, 19, 20, 21, 22, 23

The Franklinville Road Light Industrial district consists of approximately 141 acres, of which 59 acres are preserved. The preserved farm will remain in the Light Industrial district – the zoning will not impact the property’s status as a qualified farm, but changing the zoning would fragment the district. The district currently contains a large cold storage facility as well as a self storage facility. The light industrial zoning of this area is consistent with the existing uses and provides zoning to encourage additional compatible development within the area.

The Monroeville Road Light Industrial District consists of approximately 215 acres. The zone currently contains approximately 6 stand alone homes (some appear to have associated home businesses), vacant land and farmland. Monroeville Road (CR 694 is a designated truck route as it relates to the Gloucester County Solid Waste Management Plan. The area is directly across from the Gloucester County Improvement Authority’s Solid Waste Complex. The Solid Waste Complex is situated on a 540 acre tract of land on the south side of Monroeville Road. At present, the active landfill and supporting structures utilize approximately twenty percent of the available area, and the balance of the site remains undeveloped with parts used as a grassland bird habitat, for stormwater management and a visual buffer. The complex accepts municipal waste, bulky waste, construction/demolition waste vegetative waste, animal & food processing waste, and asbestos containing material with approximately 400 truck trips per day (200 in and 200 out). Over 543,000 tons were received by the facility last year. The Monroeville Light Industrial area shares roadway frontage with the landfill property, and therefore may present the opportunity for agglomeration economies, allowing related businesses to cluster together in an area uninterrupted by “leap frog” residential development. The area is buffered from potential residential areas to the north by wetlands and tributaries

to the Raccoon Creek. The Light Industrial zoning district will provide space for the uses outlined below as demand is generated, and design standards will ensure that development is of high quality while meeting the requirements for the intended use.

It is recommended that the permitted uses in the Light Industrial zone be expanded to include the following:

- Municipal buildings, recreation, libraries, community theater, other public and semi-public uses
- Farm and agricultural uses in accordance with other applicable requirements
- Warehouse and wholesale storage
- Limited manufacturing in accordance with the definition in Section 90-5
- Professional and Business Offices
- Commercial Recreation Facilities

Conditional uses in the LI district are recommended as follows:

- Electric, gas and other public utilities in accordance with the following requirements:
  - The project is designed to be structurally compatible and in keeping with the architectural character of the area
  - The project is in keeping with the Master Plan
  - The project is in conformance with the required setbacks
  - Adequate landscaping is provided.
  - Storage of materials and vehicles is only permitted within enclosed buildings
- Service Stations and Repair Garages in accordance with the following requirements:
  - All pits, lifts, and working areas, as well as all lubrication, repair or similar activities shall be performed in an enclosed building; however, minor repair work may be performed at an island or pump location.
  - All storage areas and trash facilities shall be enclosed with a fence approved by the planning board or masonry enclosure with a façade to match the building, so as to be screened from public view.
  - All structures, gasoline pumps and islands upon which pumps are normally located shall be set back from all street and property lines at least fifty feet (50'), except that canopy structures may be located as close as forty feet (40') to a right of way line.
  - A minimum of twenty-five feet (25') shall exist between any two (2) islands and between any island and the service station, auto repair or auto body building.

- Service stations and repair garages shall be designed compatibly with other permitted commercial and industrial uses in the district in which they are located and that they may be located within industrial complexes as an integral part of the overall design.
- Landscaping and seasonal flowers shall be required within the front setback area.
- The exterior display and parking of equipment for rental purposes shall be permitted, provided that the area devoted to this purpose does not exceed twenty percent (20%) of the lot area, the maximum permitted sign area is not exceeded, and the location of the rental area does not interfere with the required off-street parking and traffic circulation required for the use.
- Floor drains shall not be connected to the individual on-site septic system. Provisions shall be made for the separation of grease from any disposal to the on-site septic system. All disposal of floor-drain waste, grease, oil and the like shall be in accordance with the appropriate state, county and local regulations.
- No automobile or motor vehicle which is unregistered or any motor vehicle, whether registered or not, that is in a junked, inoperable or other condition such that it is unfit for use on any public roadway, shall be stored on the premises of any service station or repair garage for a period in excess of ninety (90) days. All such vehicles stored overnight on the premises outside the main building shall be screened from public view by a fence or other permanent structure or an opaque landscaped buffer approved by the Land Use Board, in accordance with the landscaping standards specified in the ordinance.
- In addition to the signs otherwise permitted, permitted service stations and repair garages offering the sale of gasoline and other fuel products may increase the size of the otherwise permitted freestanding sign by one-third (1/3) for the listing of the name(s) and/or symbol(s) of the principal fuel(s) available, or in the alternative, an attachment to the freestanding sign is permitted, listing the principal fuel(s) available, said attachment not to exceed one-third (1/3) of the area of the base sign.
- Industrial Parks in accordance with the following requirements:
  - The minimum park area is 12 acres
  - The minimum lot area for each parcel is 2 acres
  - The minimum park frontage is 250 feet.
  - A unified sign package is included with directional signs if appropriate

The recommended bulk requirements for the LI zone are as follows:

<b>Light Industrial (LI) zone requirements</b>	
Density	n/a
Minimum Lot size	3 acres
Minimum Lot width	200 feet
Minimum Lot depth	200 feet
Minimum Front yard setback	75 feet
Minimum Rear yard setback	30 feet
Minimum Side yard	40 feet each
Maximum Impervious coverage	60%
Maximum building height	3 stories or 45 feet
Minimum parking setback	50 feet from front 25 feet from side and rear
Minimum Buffer to Residential property or residential zone (may include required yard)	75 feet

A definition of Commercial Recreation should be added as follows:

**RECREATION, COMMERCIAL** – A retail enterprise consisting of health clubs, fitness centers, golf courses, tennis, racquetball, indoor batting cages, and any other similar facilities operated as a business and open to the public for a fee.

## 6. Conservation Design

Conservation design zoning, or “clustering”, can be used to ensure that valuable natural resources and farmlands are preserved when development is inevitable. There are not enough public funds to purchase all of the lands worthy of conservation, nor are all property owners willing to sell their property for preservation. Conservation design will set high standards for the quantity, quality and design of open space associated with a subdivision, while not reducing the lot yield from the permitted base density. It is recommended that the conservation design regulations require a minimum of 40% of the land be reserved for permanent open space. This will allow stream corridors, woodlands, meadows and even farmland to be preserved. The approach is flexible, but it provides the town the opportunity to influence the design, requiring that important resources be preserved. The preserved lands will also become part of a larger open space network identified in the open space and recreation plan. The resulting residential lots will tread more lightly upon the land and be more valuable for their owners.

Maps showing prime farmland and valuable natural resources are included in the Environmental Resources Inventory (a separate document, also part of the Master Plan). These maps will be available for reference. A developer proposing to subdivide land will use the information from the various Master Plan elements, the Township’s land use regulations, and other site specific data, to create an existing resources and site analysis map and concept plan. The applicant will then receive feedback prior to fully engineering their plans.

Non-contiguous clustering techniques are also encouraged where a developer has control of 2 or more parcels within the same zoning district or where two owners in the same district come to an agreement. The potential for a transfer of development rights plan in South

Harrison has been discussed as mentioned in Section I of the plan. The current consensus is that South Harrison needs to bolster its planning foundations prior to undertaking the formidable task of planning for TDR, though the prospect may merit further consideration in the future. It is the planning board's opinion that at this time the Township is not ripe for such a planning effort given the need to establish baseline goals and objectives, the time and expense required to study and plan for such a program, and the uncertainty about the Wastewater Management rules. At the next Master Plan Re-examination the issue should be reconsidered.

The residential design standards are intended to preserve a connection to the natural world and retain the potential for farming upon reserved lands. The conservation design will also avoid some of the costs associated with development. It is generally believed that within the current tax structure, residential development costs the Township more in educational and public services than it generates in tax revenue. By utilizing a more compact development form rather than a more consumptive pattern, some costs can be minimized. So, preserving open space will have the long range benefit of avoiding future costs. More efficient design will allow for less overall disturbance. Additionally, properties with access to open space are likely to be more valuable.

An updated "Right to Farm" ordinance will be adopted to ensure that the Township's ordinances are attuned to the goals and objectives related to agriculture and farmland outlined throughout this plan. Creative development techniques will be employed with respect to environmental assets and constraints of the Township overall and of individual development sites. Recognizing that development will occur within the Township, enhanced design and development standards, including performance based standards, should be implemented to ensure that new development is compatible with the community character and even contributes to enhancing it. Scenic Rural Corridors should be established along all State and County roadways within the Township as well as along the following local roads: Cedar Grove Road, Lincoln Road, Lincoln Mill Road, Marl Road, Porches Mill Road and Vestry Road. The purpose of the scenic rural corridors is to preserve natural features and the visual character of the Township to the greatest extent possible and to prevent visual pollution and driver distraction caused by unplanned and uncoordinated development.

## 7. Design Standards

Design standards are a set of guidelines defining parameters to be followed in site and building design and development. They can be specific or general, recommended as part of the Master Plan and incorporated into the land development ordinances to provide direction to decision makers, design professionals and the public. The design standards create a clear representation of design values and desired outcomes. Design standards encourage the continuation of a cohesive community character. The importance of design is summarized in a publication entitled Designing New Jersey, produced by the Office of State Planning in 2000:

*"The most important task of design is to facilitate the creation of places – spatially defined entities with recognizable identity and distinct character. Places create the physical foundation of the community- they may be built or mostly natural, with an urban, suburban or rural flavor, sophisticated or simple and functional. The generic indistinct landscapes generally associated with sprawl are rarely perceived as places."*

- a. **Consistency in Design.** In order to maintain and enhance the community's character is it the intent of the Master Plan to encourage a coordinated design vocabulary among developments without inhibiting individual creativity. The evolution of a neighborhood over time typically produces a visually appealing, architecturally diverse streetscape, but when the evolution is fast tracked by production builders, something is lost. Commonalities in the palate of materials, in massing and scale, and in the streetscape visually tie a neighborhood together.
- b. **Variety in Design.** While quality goods are often mass produced in modern society, variety in architecture is a key to ensuring that quality neighborhoods evolve from the subdivision plan. While the market may be focused on producing housing at the lowest possible cost per square foot, the Township must concern itself with the ability of neighborhoods to sustain their value and mature gracefully. It is recommended that standards be adopted to ensure variety among residential dwellings so that there are substantial differences in the appearance of neighboring dwellings. Houses on the same side of the street should not be substantially the same in appearance as other dwellings within two lots from it (including open space and storm water lots). On a cul-de-sac, any lot with frontage on the arc should be considered to be on the same side of the street. Each major subdivision should have a minimum of three basic house designs with exterior variations possible for each one. Houses may be evaluated for differences in exterior design based on a variety of characteristics including: height of the main roof ridge, differences in roof appurtenances, differences in front façade materials, and differences in the location of porch or garage elements. It is also recommended that paved driveways be required for residential lots less than 4 acres and that all garages be side entry or set back at least ten feet from the principal façade plane.
- c. **Community Space and Recreation.** In order to create complete neighborhoods there should be a variety of parks, community greens, active sites (for ball fields, etc), and conservation lands to connect neighborhoods within the community. Stream corridors should be utilized as natural organizing features. Pathways and connections for pedestrian, equestrian, and bicycle circulation are important to link the community and create the potential for non-vehicle mobility. An Open Space and Recreation Plan is being prepared that will be adopted as an element of the Master Plan with specific recommendations. As part of the site design process it is recommended that on site passive and active recreation be considered before accepting a payment in lieu. Sites should be designed to prioritize and respond to the presence of natural features that will form the green infrastructure of the Township, preserving trees where ever possible and retaining and restoring wildlife corridors and pedestrian, equestrian and bicycle pathways. While ball fields and other active sites are typically centralized, tot lots should be decentralized for convenience.
- d. **Lighting.** It is recommended that a neighborhood scaled light standard be chosen and incorporated into the land use ordinances and design standards. It is acknowledged that in certain cases tall cobra head light fixtures are required by county or state requirements. However, within neighborhoods lights should add to the community character and not illuminate the night sky more than needed for visibility and safety. Within commercial developments, lights should also be consistent with a Township standard to create continuity among diverse properties and to enhance community character.

- e. Culs-de-sac. When culs-de-sac are proposed as part of a typical residential subdivision, the radius required by municipal officials is often more than what is required by the NJ Residential Site Improvement Standards, since there is concern about accommodating the largest fire apparatus and the largest school bus. Cul-de-sac islands are recommended as they provide an opportunity to create visual interest within residential subdivisions, soften the harshness of a large paved area, increase groundwater recharge, screen headlight glare into residences and preserve existing vegetation. When requiring cul-de-sac islands is important to design with consideration for height (all plant material shall exhibit a mature height under 30 inches or with a canopy above seven feet with no more than three trunks in order to allow for proper visibility), plants should be tolerant of harsh, dry roadside conditions, and ground cover plantings should be consistent with the degree of maintenance expected for the culs-de-sac and of sufficient density to entirely cover the ground plane.

## 8. Environmental Standards

- a. Environmental Impacts. It is recommended that when applications for site plans and subdivisions are submitted to the Township they be reviewed by the Environmental Commission prior to the hearing in front of the Land Use Board. If the Environmental Commission has comments they may be transmitted to the Land Use Board with copies to the applicant for review and consideration. The Master Plan recommends that the Land Development ordinances be revised to require that an Environmental Impact Statement be submitted for all Major Subdivisions and Site Plans and for minor site plans and subdivisions where the specific circumstances warrant the requirement. A draft of the revised Environmental Impact Statement (EIS) requirements is included as Appendix D.
- b. Stream Corridor Protection and Management. The Township intends to protect its water resources through a variety of means, including stream corridor protection. The State Plan, as well as other regional plans, encourages municipalities to protect, establish and maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs and scenic waterways to protect the natural functions and quality of surface water resources. The master plan recommends that a riparian buffer ordinance be adopted to support and affirm statewide goals and policies with definitive local requirements. Where state rules or regulations are more stringent than the Township requirements, the State requirements will govern.

As shown on **Map 7** and further explained in the Environmental Resources Inventory, all of South Harrison Township is within the Delaware River Basin, but the township is part of two "HUC-11" watersheds, the Raccoon Creek watershed (47.5% of the land area) and the Oldmans Creek watershed (52.5% of the land area).

The two main streams in South Harrison, the South Branch Raccoon Creek and Oldmans Creek are classified as freshwater estuarine streams that are not trout producing or maintaining (FW2-NT/SE1). The portion of Oldmans Creek within Harrisonville Lake is a Category One Stream since it is part of the Harrisonville Lake Wildlife Management Area - FW2-NT(C1). Category One waters are designated through NJDEP rulemaking for protection from measurable changes in water quality because of their Exceptional Ecological Significance, Exceptional Water Supply, Exceptional Recreation, and Exceptional Fisheries to protect and maintain their water quality,

aesthetic value, and ecological integrity. Category One waters have an anti-degradation designation and are considered a Special Water Resource Protection Area (SWRPA). Major development projects within the SWRPA are subject to 300 foot buffers. The portion of Oldmans Creek to the head-of-tide is a proposed Category One water, and if designated will also be a special water resource protection area.

The quality of all streams in South Harrison and their surrounding buffer zones should be protected to preserve their important contribution to the water quality and moderating of stream flows. The ability of the streams to maintain wildlife should also be preserved, as the ability of the stream to sustain life is an indicator of the overall health of the stream and ecosystem. Land disturbance around the streams should in general be minimized, and in particular storm water runoff must be carefully controlled in both its quality and quantity. Overall stream buffer corridors, wetlands and their transition areas, and the streams themselves must be carefully preserved from disturbance. The Township's land use and design policies should support the protection of water quality.

- c. **Steep Slopes.** Steep slopes in South Harrison Township are generally found along waterways. These areas are often protected through other means, but consistent with the Township's overall goals of protecting environmentally sensitive areas, a Steep Slopes Ordinance is recommended and a draft is included as Appendix E. The ordinance is intended to assist the Township in managing the character and location of development in steep slope areas to ensure that the development and redevelopment is visually compatible with the scenic character of the Township and to protect the watershed, prevent erosion and preserve critical habitats. Critical slope areas that are cleared during development or forestry activities should be stabilized and re-vegetated with native plants.
- d. **Tile Drains.** Where wetland areas have been drained for conversion to agricultural use, there is often concern about what will happen to the drainage patterns in the area if the land is converted from farmland to a more intense developed use. Agricultural wetland areas do not support natural wetland vegetation, but evidence of soil saturation remains. Tile drain pipes were historically installed to drain excess surface and shallow subsurface water, lowering the water table and allowing more oxygen into the root zone of the crops. Agricultural wetland drainage is discussed in further detail in the Environmental Resources Inventory. The potential presence of tile drain pipes is often discussed during development applications, but uncertainty remains about whether there are tile drains on site when development plans are engineered. The Land Use Board recommends that ground penetrating radar be used by applicants for major subdivisions or site plans to determine the presence and location of tile drain systems and add certainty to the development process. Once identified, the applicant can plan for proper removal and/or replacement of the drainage systems.

## 9. Challenges and Limitations

It is certain that some smart growth advocates will criticize South Harrison's plan to reduce the overall density as promoting more land consumption, as being detrimental to farmers, and as simply a veiled attempt to reduce development potential. As discussed throughout the Master Plan, South Harrison faces several challenges in creating a viable Master Plan. Municipal Land Use Law provides support for the protection of rural character, agriculture and environmental protection. Every municipality is not positioned to support a center. The

Township proposes to reduce residential density in the AR zone to .25 units per acre, and provide guidance for clustering and conservation design. This will provide large swaths of contiguous open space along with major subdivision proposals before all opportunities for planning are lost. Yet without sewer and water infrastructure, even the reduced cluster lots will need to be at least an acre in size. In order to create traditional neighborhood development, encouraging a compact and pedestrian friendly neighborhood design in a village type setting, the provision of public services would be needed (such as water and sewer infrastructure), which are not presently available and are not expected in the foreseeable future. Additionally, the logical location for compact development in South Harrison would be Harrisonville, where a crossroads hamlet already exists. However, the existing +/- 40 homes and businesses in Harrisonville utilize private wells and septic systems that are experiencing problems.

The potential to expand the hamlet is also limited by the investment that has already been made in preserving farmland to the east and west (see **Map 4**). The prospect of developing a transfer of development rights program has been contemplated, but is not considered a viable option at this time based on the current conditions in the Township, cost and time required to implement a TDR program<sup>5</sup>, and other regulatory constraints. Once the recommendations in this Master Plan are implemented, the Planning Board should reconsider the potential viability and desirability of a TDR program at the next Master Plan Re-examination. It is possible that over the next few years the TDR regulations will be improved such that there is a smoother planning and approval process.

In the ideal scenario, everyone would benefit from zoning changes and no one would suffer any loss. South Harrison Township acknowledges that there will be some who do not agree with the proposed changes. The reasons for the changes are many, and simply put, the status quo will result in more sprawl that may be beyond the financial means of the municipality to sustain, will have irreversible impacts on the rural landscape and the environment, and will consume excessive amounts of land per household. The benefits to the community, the region and the state of retaining designated areas as the agricultural land base and as lightly developed environs may be difficult to value in dollar terms, but will no doubt exceed the one time profit from subdividing land for one acre home sites, for which the market is diminishing. Growth rates in New Jersey overall have slowed and more households are looking for alternatives to the large lot single family development. In order to promote smarter growth rather than large lot zoning that creates lots that are "too large to mow, but too small to plow", conservation design and cluster techniques will be employed. As wastewater technologies are improved, it may be possible to reduce the clustered lot sizes while retaining the .25 unit per acre density.

## 10. Capacity Based Planning and Water Quality

A build out analysis indicates that if current policies are maintained, the existing zoning scheme would permit an estimated 2,511 additional residential homes on 1 to 1.5 acre lots over the estimated 4,013 acres "at risk" of future development. This is in addition to the approximately 451 dwelling units that have been approved, but have not yet received a certificate of occupancy. The recommended zoning will alter the future outcome by reducing

<sup>5</sup> The State TDR Act was adopted in March 2004. Despite the fact that six pilot programs have been initiated by municipalities and supported by various State agencies, after four years none of the programs have reached the implementation stage. Anecdotal reports indicate that the planning costs are between \$200,000 and \$500,000.

the potential residential development of the 4,013 acres approximately 840, with 1,680 additional acres of open space at no public expense. With the continued preservation of farmland and possible open space acquisitions, the build out may turn out to be substantially less. For example if 2,000 additional acres are permanently preserved coupled with the proposed change in density, then the potential residential build out for the Township will be reduced to approximately 460 additional residential units. The ultimate population would then be approximately 5,700 people.

The “build out” analyses were conducted as follows:

- Isolate lots in the current AR zoning district that are on lots over 2 acres and are not permanently preserved, do not have subdivision/development approvals, are not part of the GCIA landfill property, and are not publicly owned (school, municipal, park etc).
- Count the existing homes within that area (199) and subtract that number from the total (assuming that under the existing zoning each could be subdivided off on one acre.
- Subtract the estimated wetlands area
- Assume that 25% of the area will be needed for roads, buffers and storm water management.
- Divide remaining area by minimum lot size.

While planning is not purely mathematically or scientifically based, it is instructive to consider capacity based analysis to estimate the ability of natural and man made systems to accommodate various growth scenarios. Within South Harrison, one of the most limiting factors is the ability of the land to absorb and dilute effluent from individual septic systems without significant ground water degradation. Under Gloucester County utilities Authority’s current and proposed Water Quality Management Plans, there are no existing or proposed sewer service areas with South Harrison Township. At present, the Township is not specifically regulated by the NJDEP with regard to wastewater planning, except for developments of 50 units or more.

The NJDEP has set forth a new Water Quality Management Planning Rule intended to foster a regional and comprehensive approach to wastewater planning that supports the State Plan. When implemented, the new rule will extend NJDEP authority to include the review of development on septic systems in new ways. A build out will be required for each HUC-11 area, apportioned to each municipality; which will be a basis for determining the number of residential units that can be permitted based on water quality standards. In non-sewered areas such as South Harrison, this amounts to a density standard. Where wastewater plans are not current, the NJDEP will have the authority to review projects that will generate more than 2,000 gallons per day of wastewater.

For informational purposes only, the nitrate dilution model for residential developments, available on the NJDEP’s website<sup>6</sup>, was utilized to estimate what residential level of residential development could occur on the 4,013 potentially “developable” acres at a nitrate dilution level of 2 mg/l. The utility of this analysis is limited by the fact that the NJDEP rule proposal is on the HUC-11 basis, which would include areas outside South Harrison. Also, the results would be moderated by the presence of preserved open space and farms which

<sup>6</sup> <http://www.nj.gov/dep/watershedmgt/rules.htm>

are part of the overall area, as well as existing and approved developments, which used a lesser dilution standard.

By entering the soils and the potentially “developable” area in South Harrison into the nitrate dilution model, it is estimated that approximately 654 residential units could be constructed without exceeding the 2mg/l standard over that area (438 in the Oldmans Creek watershed and 216 in the Raccoon Creek watershed area).

A New Jersey Pollution Discharge Elimination System permit is generally required for septic system discharges over 2,000 gallons per day (gpd) and under the new Wastewater Planning rules, discharges greater than 2,000 gpd will require an amendment to the area wide Water Quality Management Plan. Therefore, it is also instructive to consider what intensity of non-residential uses can be accommodated with septic systems and discharges less than 2,000 gallons per day.

Wastewater Non-residential development scenarios <sup>7</sup>			
Office	.125 gallons per square foot	16,000 square feet	2,000 gpd
Shopping Center	.125 gallons per square foot	16,000 square feet	2,000 gpd
Beauty Salon	120 gallons per sink	5 sinks, estimate a 3000 square foot building	600 gpd
Coffee Shop	5 gallons per customer	300 customers per day	1,500 gpd

## 11. Gloucester County Solid Waste Complex

The Gloucester County Improvement Authority's Solid Waste Complex opened in South Harrison Township in 1987. The facility plays a large and important role in Gloucester County's Solid Waste Management Strategy. The facility received 543,500 tons of wastes in 2007, of which 281,000 tons were ash from the Wheelabrator facility in West Deptford. The Wheelabrator incinerator accepts the County's processible municipal wastes. Bypass wastes are sent directly to the landfill. The facility accepts wastes from Gloucester County municipalities, from Convenience Center customers (County residents bringing waste in on their own), South Harrison Township residents (who are permitted to bring wastes in for free), and private haulers. Out-of-state wastes are not accepted at the facility. The currently active area on the site is about 20 acres, with a total area of about 85 acres containing cells with intermediate caps, active fill areas and the buildings and infrastructure. The facility employs 35 people. Under the current permits and plans, the facility will accept wastes in 2 new landfill cells for 8 to 10 years. If amendments to the County Solid Waste management Plan are approved by the Freeholders and the NJDEP, the landfill could stay open until approximately 2031.

<sup>7</sup> Gallons per day for different uses found at [N.J.A.C. 7:9A](#)

## B. Housing Element

In accordance with NJSA 40:55D-28 a municipal master plan must contain at a minimum two elements – the first is a statement of goals and objectives, principles, assumptions, policies and standards upon which the proposals for the physical, economic and social development of the master plan are based, the second is the land use element, which must show its relationship to the first element as well as show existing and proposed development and indicate the relationship of this development to the existing and proposed zone plan and zoning ordinances. There are also a number of optional and often recommended elements which have been expanded upon in the Land Use Element above.

While the Housing Element is referred to in NJSA 40:55D-28 as one of the optional elements, in accordance with NJSA 40:55D-62 and the Fair Housing Act, the governing body cannot adopt zoning ordinances until the land use element and the housing element are adopted. Therefore, the Housing Element is considered one of the mandatory components of a Master Plan. The Township adopted a Housing Element as a component of the 1990 Master Plan. However, the Township did not receive substantive certification of the Fair Share Plan at that time. A Housing Element and Fair Share Plan were prepared and filed with COAH on May 4, 2000 that would address the Township's first and second round obligations through an inclusionary zoning plan (on block 13, lots 3 and 4). COAH responded to the submission in August of 2004.

When the new Round III rules were adopted in December 2004, the Township resolved to propose a new compliance strategy. The Township adopted the new Housing Element and Fair Share Plan on December 20, 2005 and submitted it to COAH. COAH provided the Township with a preliminary review on June 13, 2006, and the Township submitted supplemental information to COAH on September 4, 2006. The Plan was subsequently revised and updated in October of 2006 and was submitted to COAH. The initial set of Round III rules promulgated by COAH was substantially invalidated by a Court decision in January of 2007, requiring COAH to set about conducting background studies and preparing a revised methodology and a new set of Round III rules. In the mean time municipalities were encouraged to continue to enforce their adopted "growth share" ordinances, as not to lose affordable housing opportunities.

The new Round III rules were finally published in the New Jersey Register on January 22, 2008 and the public comment period closed on March 22, 2008. Comments were filed with COAH on behalf of South Harrison Township. The new COAH rules were adopted on June 2, 2008, but revisions have already been proposed in response to the thousands of comments COAH received between January and March of this year. The revised rules are expected to be adopted in August of 2008. It is also expected that new challenges to the rules will be filed in Court by various interested parties.

Accordingly, South Harrison Township acknowledges that an updated and revised Housing Element and Fair Share Plan will need to be prepared and adopted when the new rules are finally adopted. It is hoped that the Township will not be required to expend public funds to prepare a new plan until all legal challenges have been fleshed out and there is some degree of certainty that the rules will stand. The new Fair Share Plan will have to address the cumulative 1987 through 2018 obligation. The Township intends to provide opportunities for affordable housing as required by the Fair Housing Act to the extent possible given local circumstances and in harmony with the goals, objectives and policies set forth by the Township, the County and the various State agencies.

The Housing Element and Fair Share Plan adopted by the Planning Board on October 26, 2006 prepared by Marc R. Shuster, AICP, PP and currently on file with the Council on Affordable Housing is hereby adopted by reference as part of this plan until such time as the Township is in a position to adopt a new and updated plan in accordance with COAH's Round III rules. It is recommended that the Township adopt a resolution committing to petition with a third round affordable housing plan and to expend affordable housing trust fund monies on the development of a housing element and fair share plan.

## C. Community Facilities Element

The Community Facilities Plan Element of the Master Plan is intended to show the existing and proposed location and type of educational facilities, police and fire and other related community facilities and their relationship to the Township overall. Residents of South Harrison Township have come to expect certain levels of community services, as they contribute to the high quality of life in the Township. The supply of community facilities and services must be balanced with the Township's fiscal constraints, a balance is not easy to achieve with competing demands and high expectations for service. Community facilities and services in South Harrison include police and fire protection, emergency services, public works, public schools, municipal services, and recreational facilities. The placement of facilities affects adjacent land uses, traffic patterns and efficiency of service delivery.

The community facilities plan contains an inventory of the community facilities and services and evaluates them in terms of current and anticipated needs. The need for additional facilities and the need to revisit the methods of service delivery may be explored further by the Township Committee and Township staff. The physical location of the community facilities in the Township are shown on the Community Facilities Map (**Map 9**). The community facilities plan is closely related to the land use plan element. As new developments are completed, increased demands on community facilities can be expected, and over time will require new facilities. South Harrison Township, like the neighboring communities, has experienced significant growth in the last several years. The township's decision makers are mindful that the nature and extent of the community's needs will likely change as the Township continues to grow. Controlling the rate of population growth allows the Township to better anticipate population changes and demands for service that accompany population change.

The goals and objectives specifically pertaining to the community facilities plan element are as follows.

**Goal:** Provide community facilities that meet the needs of all Township residents and businesses, enhancing the overall community while increasing efficiency and fiscally responsible policies

**Objective 1:**

Maintain and improve existing facilities so that their utility is maximized and replace or rehabilitate facilities that are beyond their useful life.

**Objective 2:**

Use community facilities to create and maintain a sense of place by enhancing public areas with quality design and pedestrian friendly landscapes that connect the Township.

**Objective 3:**

Explore the benefits of utilizing shared services with surrounding municipalities.

## 1. South Harrison Township Municipal Building

The South Harrison Township Municipal Building is located at 664 Harrisonville Road on a 5.16 acre site. The municipal building shares the site with a flex space building toward the rear of the site which houses the Department of Public Works. The municipal building was built in 1992 and is approximately 6,000 square feet. The building houses the offices of the Mayor, Township Administrator, Township Clerk, Tax Assessor, Building and Construction, Planning and Zoning, and the Police Department. The staff is outgrowing the facility, as all of the offices are occupied and a conference room has recently been converted for office space.



In order to accommodate additional office and storage space, an expansion of the facility will be needed in the future. The 3,000 square foot garage/flex space building has six garage bays and houses the Unity Service Ambulance Company and the Department of Public Works equipment and storage. Unity Ambulance Service uses two of the six bays and the remaining area is utilized by the DPW. The DPW also utilized storage sheds on the property.



It appears that there is sufficient space on the municipal lot for a future building and parking area expansion, with associated storm water management improvements. The Township

Committee will need to determine the point at which the Township's needs warrant investing in a building expansion.

## 2. Public Schools -Township

The public school system is typically one of the largest and most important elements of community life. The quality of public schools is one of many factors that draw residents to a community. The township's ability to provide a quality educational program starts with the quality of the facilities. South Harrison's Board of Education owns and operates the South Harrison Elementary School located at 904 Mullica Hill Road, where children from the Township attend kindergarten through sixth grade.



At present there are two full-day kindergarten classes, three classes each for first through third grades and two classes each for grades four through six. Following graduation from the

elementary school, children then enter the Kingsway Regional Middle School for grades seven and eight before moving on to Kingsway Regional High School from ninth through twelfth grade.

South Harrison Elementary is located on the corner of Mullica Hill Road and Harrisonville Road, and serves approximately 339 students (2008 Enrollment) in grades kindergarten through sixth grade. It has a faculty of 23 teachers and a support staff of 16. The school was originally built in \_\_\_\_\_ it was renovated and expanded in 2007. The renovation and addition were completed at a cost of 12.6 million dollars, in order to provide for the future growth of the student population. The school is approximately 60,000 square feet in size. Also included on the school grounds are two baseball fields, a basketball court, a playground area, and large multi purpose field with track. The school has 24 classrooms, 5 small group instruction rooms, one science lab, one music room, one art room and two computer labs plus a media center, cafeteria and gymnasium. The school is designed to support an enrollment capacity of 463 students. Additional expansions are not anticipated at this time.

All of the elementary school students currently ride a bus to school. Students within close proximity of the school, namely in Harrisonville, could walk to school if safe routes were available. Buses are costly for school districts, but so are crossing guards and the installation of sidewalks.

The following information was taken from the New Jersey State Schools Report Card.

#### Enrollment by Grade

Counts of students "on-roll" by grade in  
October of each school year.

Grade	2006- 2007	2005- 2006	2004- 2005	2003- 2004
Kindergarten (half-day)	41.0	49.0	38.0	35.0
Grade 1	54.0	45.0	40.0	28.0
Grade 2	48.0	41.0	33.0	40.0
Grade 3	42.0	37.0	44.0	25.0
Grade 4	41.0	45.0	33.0	29.0
Grade 5	46.0	34.0	34.0	46.0
Grade 6	40.0	37.0	53.0	28.0
Special Ed. (ungraded)				24.0
Total School	312.0	288.0	275.0	255.0

#### Average Class Size

2006-2007

	School	State
Kindergarten	13.7	18.8
Grade 1	18.0	19.3
Grade 2	24.0	19.7
Grade 3	21.0	20.0
Grade 4	20.5	20.5
Grade 5	23.0	21.1
Grade 6	20.0	21.1
Total School	19.5	19.1

#### Student Faculty Ratio

Numbers of students per faculty member.

Year	South Harrison School	State Average
2006-07	12.1	10.9
2005-06	11.7	11.1
2004-05	12.2	11.3

### 3. Public Schools – Regional

#### Middle School

Students in 7<sup>th</sup> and 8<sup>th</sup> grade go to the Kingsway Regional Middle School which is part of the Kingsway Regional School District. South Harrison, East Greenwich Swedesboro, and Woolwich Township are sending districts to the regional middle school, located at 213 Kings Highway in Woolwich Township. There current (2008) enrollment at the middle school is 611 students. The school is 104,436 square feet and has 58 classrooms. The capacity is 800 students. There are 52 teachers and staff at the Middle School.

<u>Student/Faculty Ratio</u>		
Numbers of students per faculty member.		
	<b>School</b>	<b>State Average</b>
2006-07	10.5	10.9
2005-06	12.5	11.1
2004-05	10.0	11.3

#### High School

Students in grades 9 through 12 attend Kingsway Regional High School which is located at 201 Kings Highway in Woolwich Township. The High School’s sending districts include East Greenwich, Logan Township, South Harrison, Swedesboro, and Woolwich Township. The high school is 222,351 square feet and contains 98 classrooms. There are 105 teachers and staff. The current enrollment (2008) is 1,434 students and the school’s capacity is 1,454 students. According to the district’s business administrator, there are no current plans for expansions, but the district will be hiring additional teachers and staff for the next school year.

It is recommended that the Land Use Board maintain an open working relationship with the school district and the Board of Educations to plan for future needs based on expected population growth and to make the most productive and efficient use of public facilities. This cooperative relationship benefits the Township as a whole. The planning board gains an awareness and understanding of the challenges faced by the school board and the school board stays informed about possible developments that will impact the number of students in the district, and the tax base.

#### 4. Fire Safety

South Harrison Township is protected by a 12 to15 member volunteer fire company located at 30 Main Street in Harrisonville. The Harrisonville Fire Company Station 36-1 was established in 1938 and serves the 15 square mile area that is South Harrison. However about one-third of the total calls are mutual aid calls with the surrounding municipalities of Harrison Township, Elk Township, Woolwich Township, and Pilesgrove Township. Keith Haney is the Chief of the Company. There were approximately



265 calls that were responded to in 2007, of which approximately 7 were serious dwelling fires. Calls for service are dispatched through the Gloucester County Communication Center. The average response time is approximately 8 minutes. The facility is essentially a garage type building with four bays, one of which is currently being utilized as the office area. The facilities are currently insufficient when it comes to office and used as meeting space. The company is in need of an area that specifically designed for administrative use. As the Township grows, the Harrisonville Fire Company anticipates the need for an additional engine in the near future. At that time an expansion to the fire hall may be warranted.

<b>Harrisonville Fire Company Equipment Inventory</b>			
<b>Vehicle Number</b>	<b>Year</b>	<b>Type</b>	<b>Equipment</b>
No. 36-15	1980	GMC/Emergency 1brush truck	full array of hoses, chainsaw, brooms and shovels, 14ft extension ladder, 250 gallon water capacity
No. 36-14	1994	Kenworth/ Ferrara pumper/tanker truck	full array of hoses, 12 ft ladder, 26 ft extension, 4 inch supply hose, 1250 gallon/min, 300 gallon water capacity
No. 36-18	2004	Sparten/ Marion rescue pumper engine	full array of hoses, 14 ft ladder 26 foot extension, 4 inch supply hose, 1500 gallon/min, 1500 gallon water capacity Jaws-of-Life and motor vehicle extraction equipment

**5. Police**

The South Harrison Police Department consists of 7 officers including the Chief, Sergeant, four patrol officers, and one part time officer. The department’s facilities are located at the municipal building at 664 Harrisonville Road. The calls for police assistance are also dispatched through the Gloucester County Communication Center. There were approximately 693 calls in 2007, of which 429 were 911 related, 252 were alarms, and 116 were medical first responder calls. Increases in development have added to the traffic through the town. South Harrison’ police department is the only one in Gloucester County that is not in service 24 hours a day. From 2am through 6am the Township is not patrolled,



however State police will respond to any calls between those hours. There were 9 calls that were responded to by the State Police last year during the night hours. The State is considering requiring rural towns to pay some of the costs for State Police patrols in future years. This is one of many proposals by the governor’s office aimed at reducing the state’s budget woes.

There has been an on-going discussion about shared service systems with Elk Township, but the Chief is currently opposed to a consolidation of departments. There has also been discussion about going to 24 hour local police service. It is estimated that this expanded service would require hiring three additional full time police officers to ensure adequate coverage. The Township will need to determine what will be the most efficient and effective response- pay the State for the State Police coverage, or expand the local police department to ensure 24 hour service.

The Department has some equipment needs, including data terminal computer systems in two of the vehicles.

<b>South Harrison Police Department Vehicles Inventory</b>			
<b>Vehicle Make</b>	<b>Year</b>	<b>Model</b>	<b>Type</b>
Dodge	2008	Durango	SUV (marked)
Dodge	2008	Durango	SUV (marked)
Dodge	2008	Durango	SUV (marked)
Ford	2004	Explorer	SUV (un-marked)
Chevy	2003	Impala	Car (marked)
Chevy	2002	Impala	Car (marked)

**6. Emergency Medical Services**

South Harrison’s emergency medical services are provided by the Unity Service Ambulance Company which is located at the municipal complex on Harrisonville Road. It was formed in 1978 known as Squad 36-9 a Basic Life Support unit. There are approximately twenty active members, about half of them respond to calls on a regular basis. All calls are dispatched through the Gloucester County Communication Center. There are approximately 200 calls per year, about one-third of them are mutual aid calls to surrounding municipalities or second ambulance calls for the surrounding communities.



The average response time is 8 minutes. There is one ambulance currently in use. It is a 2002 Ford “box” type PL Custom valued at over \$150,000.00. According to the Unity Ambulance Company, the combination of responses by the ambulance company, the fire company, and the police department are sufficient to cover all medical emergencies at this time.

## 7. Public Library

The closest public library to serve the South Harrison community is the Gloucester County Public Library in Mullica Hill on Wolfert Station Road. The library is approximately 5.4 miles from Harrisonville. It opened in 1994 and has a collection of over 106,000 volumes. This library



serves as the reference center for Gloucester County's library system and home to the county library administrative offices. Libraries serve not only to lend books, but as meeting space for various groups and organizations and as a place for residents to use the internet free of charge.

## 8. Public Works

The Public Works Department is responsible for maintenance of all municipal properties, all non-county and non-state roads, all parks, the elementary school grounds, around and adjacent to Harrisonville Lake. South Harrison's Department of Public Works is headquartered at the Harrisonville Road Municipal complex. It shares the six bay garage / flex building with the Unity Service Ambulance Squad. The Public Works Department is responsible for all municipal maintenance, park maintenance, public road maintenance, leaf pick up, and maintenance of public storm water basins. There are three full time employees and one part time employee in the Department. The Department has a pick up truck, 2 dump trucks, 2 tractors, 1 wing mower, one car and 2 zero radius mowers. As the Township grows and new roads are built and new public spaces are acquired, the work load of the DPW will continue to increase.

The dam that creates Harrisonville Lake is in the process of being repaired since it has been deemed a "significant hazard" by the New Jersey Department of Environmental Protection. The dam is approximately 15 feet tall and 425 feet wide and the concrete spillway connected to the bottom of the dam is in need of repair. This restoration project will protect one of South Harrison's historic assets.

## D. Recycling Element

### 1. Introduction

The 1987 New Jersey Statewide Mandatory Source Separation and Recycling Act (N.J.S.A. 13:1E-99.11 et seq.) calls for source separation and recycling of solid waste throughout the state. The original goal was for a minimum of 15% of the total solid waste stream to be recycled. This goal was then increased to 25%, then 40% and finally 60%. The New Jersey Office of Recycling oversees the State Recycling Fund, which is administered via a tonnage grant program. Each county was required to enact district recycling plans to specify the recyclable materials, create a plan to collect and market the materials, and appoint a recycling coordinator to administer the district. Each municipality was required to designate a recycling coordinator, adopt ordinances to include recycling provisions and enforcement procedures for residents and businesses, and to collect the recyclables either by contract or municipal services. The Master Plan for each municipality must also include requirements for recycling, requiring that provisions for recycling be incorporated into new residential, commercial and industrial development (N.J.S.A. 13:1E-99.16).

The New Jersey Municipal Land Use Law (MLUL) was amended in response to the New Jersey Source Separation and Recycling Act adopted in 1987. One of the purposes of Municipal Land Use Law (NJSA 40:55D-2) specifically addresses recycling as follows:

- O. To promote the maximum practicable recovery and recycling of recyclable materials from solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs.

The Municipal Land Use Law lists the required and optional elements of a Master Plan in N.J.S.A 40:55D-28. One of the Option elements is a Recycling Plan. The MLUL states:

- (12) A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

#### Goal:

To work toward increasing the total percentage of waste materials recycled throughout the Township, and to encourage a reduction in wasteful consumption.

**Objective 1:** Provide an efficient recycling system that leads to productive re-use of recyclable materials.

**Objective 2:** To increase the general public understanding and awareness of the positive impact recycling will have on the community, through dissemination of information and education.

**Objective 3:** Maintain the mandatory recycling requirements of all residences and business in the Township.

**Objective 4:** Require recycled products to be considered by the municipal purchasing agent, for recreation sites and for receptacles themselves.

**Objective 5:** Require that non-residential developments include plans for a trash enclosure with adequate space to separate recyclable and non-recyclable materials and adequate signage to distinguish the containers.

**Objective 6:** Continue to apply for the Gloucester County Clean Communities Program, which provides a mini-grant when an area of a roadway is adopted to be cleaned and maintained for a period of two years, entitling the Township to earn money to use toward solid waste management and recycling.

## 2. Recycling In South Harrison

The Township of South Harrison adopted Chapter 120 addressing Solid Waste in 1985. This established a program for the mandatory separation of paper products, glass, aluminum, metal, garbage, trash, and debris. Section 120-3 specifically addresses separation and method of removal procedures for these items and is required of all residences and buildings in the Township. However the method of separation has since been streamlined since Waste Management, the Township's waste pickup hauler, has introduced single stream recycling services. Glass bottles, aluminum cans, newspaper, plastic bottles, steel cans, cardboard, and other paper (junk mail, etc.), are now picked up utilizing one container.



The Township ordinance should be amended to address this change. The ordinance also makes reference to the "South Harrison Township Highway Department" as the service provider. At present Waste Management, a private hauling service, is employed for Township wide pickup. The ordinance should also be change to reflect the current situation and any additional requirements that will add to the efficiency and effectiveness of the recycling program. The ordinance also references the use of "neighborhood receptacles" which do not exist. All recycling pickup is done at curbside.

The Township moved to Single Stream service provided by Waste Management in September of 2006 which essentially allowed for all paper, glass, plastic, and aluminum to be recycled in one container with curbside pickup every two weeks. The receptacles for the "single stream" were provided by a Clean Communities Grant.

## 3. Recycling Facts

Source separation, the separation of recyclable materials from non-recyclable materials at home or at a business where the waste is generated, promotes the removal of all designated recyclable materials from the waste stream, and therefore helps to achieve high recycling rates. Separation at the source does not take much time on the part of the consumer and prevents cross contamination of materials.

Tonnage grants are awarded to municipalities based upon the annual funding amount and the amount of materials recycled. Reporting is due each July 1<sup>st</sup>. According to the New Jersey Department of Solid and Hazardous Waste, South Harrison was awarded \$247.99 in 2003; \$3,211.88 in 2004; and \$1,574.89 in 2005 from the State for tonnage payout.

Since South Harrison adopted the use of “single stream” recycling, the volume of recycled material has dramatically increased. Single stream makes it easier for residents to lump all of the recyclables into one receptacle for pickup. The recyclables are taken to OMNI Recycling LLC in Pitman, NJ. Non-recyclable trash from South Harrison is taken to the Weelabrator incinerator in West Deptford and the ashes are then disposed of at The Gloucester County Improvement Authorities landfill on Monroeville Road.

Below are some of the recycling figures for the last two years in South Harrison Township<sup>8</sup>:

<b>South Harrison Recycling Tonnage 2006</b>			
	Mixed Fiber	Commingle	Total Tonnage
January	10.41	10.05	20.46
February	8.11	8.1	16.21
March	8.86	8.08	16.94
April	8.68	7.47	16.15
May	4.88	4.5	9.38
June	8.9	9.8	18.7
July	7.5	9.8	17.3
August	8.08	10.08	18.16
September	Single Stream	Single Stream	29.54
October	Single Stream	Single Stream	10.81
November	Single Stream	Single Stream	20.91
December	Single Stream	Single Stream	21.91
Total	65.42	67.88	216.47

<b>South Harrison Recycling Tonnage 2007</b>	
	Single Stream
January	9.83
February	19.35
March	35.28
April	9.79
May	22.56
June	22.19
July	24.43
August	29.82
September	22.22
October	98.9
November	19.89
December	24.73
Total	338.99

#### 4. Additional Township Recycling Services

<sup>8</sup> Jon Sukeforth , South Harrison Recycling Coordinator and Celeste Keen, Deputy Clerk

South Harrison's Public works department is in charge of picking up "white goods", consisting of scrap metal and appliances every third Monday of the month. The white goods are then recycled at the Camden Iron Recycling Center in Camden, NJ. The residents must call for pick-up of "white goods." The Township has also enacted a "Chipper Program" where the Department of Public Works will go to homes and chip branches. The piles must be less than 4 feet high and 20 feet long and no branches thicker than 4 inches can be put out. The service is offered for one week the second week in May. The Township promotes composting of all leaves brush and grass clippings for the residents of the Township. There is a tire recycling pick-up offered once a year.

### **5. Gloucester County Recycling Services**

Gloucester County holds 8 Household Special Waste days where residents can drop off oil based paints, motor oil, antifreeze, fluorescent tubes & ballast, lead acid & ni-cad batteries for recycling at the Gloucester County Solid Waste Complex on Monroeville Road.

With computers and electronic waste becoming more of a contributor to the total amount of recyclable waste, it is important for municipalities to account for this increase. The Township's Recycling Coordinator expressed interest in doing a Township pick up of these types of items. Currently the County Solid Waste Complex in South Harrison offers a computer drop-off program. There is a container that has been placed at the complex where residents can drop off their old computers free of charge and must contact the GCIA prior to delivery of the computer. These items are then shipped to a licensed and permitted facility in New Jersey.

### **6. Recommendations**

The need to "reduce, re-use and recycle" has been brought in to the spotlight over the last several decades as science has further confirmed the interconnectedness of the actions and personal choices of millions of individuals to global and local environmental problems. The reduction, reuse and recycling of wastes is not only good for the environment, it also saves money.

1. Grass – "Cut It and Leave It" programs. The objective of these programs is to encourage residents to leave grass clippings on the lawn when they mow, as grass clippings provide a natural and healthy fertilizer for a growing lawn. Cutting a lawn short and removing the clippings robs the lawn of its own natural fertilizer and creates a waste that must be hauled away for disposal or recycling by a truck. This, of course, adds to the negative environmental impact of this practice since disposal vehicles burn fuel and produce air pollution. By cutting your lawn higher and leaving the clippings on the lawn, you can use less water, fertilizer and pesticides, and expose yourself to fewer toxic materials.
2. Promote Re-Use of valuable products. The Township may be able to spread information about supplemental recycling opportunities, such as Freecycle, via Township newsletters or postings on the website. The Freecycle Network, for example, is an on-line materials exchange that allows people to donate unwanted items or obtain donated items at no cost. There is also no cost to join the Freecycle Network, which was formed as a way to promote waste reduction. There are almost 3,100 Freecycle groups in the United States at this time. Throwplace.com is another online market where individuals, nonprofit organizations and businesses can exchange excess goods and surplus inventory free of charge. Zunafish matches people who want to trade CDs, DVDs, video tapes, video games, paperback books or audio books. CellsForCash.com is one of

several companies that will pay consumers for their old cell phones. The phones are resold mostly in South America. According to industry statistics, the average life span of a cell phone is 18 months. Local libraries usually accept donations of books, CDs, VHS tapes and DVDs. (Information provided by NJDEP)

3. The Township should update the Solid Waste ordinance to appropriately address the current services and procedures that are being utilized in the Township.
4. The Township should consider buying and utilizing recycled materials for use at the municipally owned facilities.
5. Trash collection service is essentially paid for through property taxes. As budgets tighten, the Township may want to consider implementing a “pay as you throw” program where the cost is allocated on a case by case basis to the property owner. It would give incentives to the owners to reduce the volume of trash by way of costs.
6. The Township should implement an ordinance that would require any new businesses to comply with all recycling requirements and provide ample space for recycling containers.

## SECTION III

### Relationship to Other Plans

#### A. Introduction

Municipal Land Use Law (N.J.S.A. 40:55D-28(d)) provides that the master plan must include a specific policy statement indicating the relationship of the proposed development of South Harrison to:

1. the master plans of contiguous municipalities
2. the master plan of the County
3. the State Development and Redevelopment Plan
4. the County's district solid waste management plan

The sections that follow review the plans of contiguous municipalities, Gloucester County and the State of New Jersey, and consider the consistency of these plans with the land uses and policies proposed in the South Harrison Township master plan.

#### B. Relationship to Contiguous Municipalities

As shown on **Map 10** South Harrison Township shares its municipal boundary with five (5) other municipalities: Woolwich Township, Harrison Township and Elk Township in Gloucester County and Pilesgrove Township and Upper Pittsgrove Township in Salem County.

##### 1. Woolwich Township, Gloucester County

Woolwich Township is located west of South Harrison. Woolwich is a historically agricultural community that has been squarely in the path of ambitious development proposals. In Gloucester County Woolwich is second to South Harrison in the percentage of total area that is farmed. However, recent trends have threatened the rural character and Woolwich has been the fastest growing municipality in the State since 2000. The Woolwich Township Master Plan was most recently re-examined and adopted in December of 2003 and the zoning map was adopted shortly thereafter. After the adoption of the State wide Transfer of development rights Act in 2004, Woolwich was designated as one of the six pilot municipalities. Since that time the Township has been working on the essentials of a TDR plan. The Township's Transfer of Development Rights Plan is now in the final approval stages. The TDR Plan aims to create desirable, compact, mixed use centers, while preserving thousands of acres of productive farmland and scenic open space outside of them via a "smart growth" TDR plan. Overall the Master Plan and TDR Plan aim to promote village scale design in the growth areas and preservation of agriculture and open space in the "sending" areas. The Township is working with the private sector and with county and state agencies to ensure that needed infrastructure such as water, sewer and transportation systems, will be in place to accommodate planned growth in the "receiving" area. The hope is that the TDR Plan will result in "sending" area property owners receiving the development value of their property without having to subdivide it into housing development so that a critical mass of contiguous farmland will help to sustain the continued viability of agriculture in Woolwich Township.

The Master Plan indicates that the intent for the area in the vicinity of the South Harrison Township border is to remain agricultural. It is hoped that when approved and implemented the TDR plan will allow large areas of farmland to be preserved in perpetuity by directing growth to specific areas through a "sending" and "receiving" mechanism. The basic premise is that developers wishing to build in the receiving area in accordance with the plan will purchase

development rights from property owners in the designated preservation areas. The receiving area is proposed to be developed in a manner that will provide opportunities to live, work, shop and socialize within a “regional center”. The receiving areas are focused around the Route 322 corridor north of Swedesboro and on Auburn Road west of Swedesboro.

Land use at the boundary with South Harrison consists of agriculture, woodland, and some residential development. The current zoning at the boundary is residential, designated R-1 on the Woolwich Township zoning map. This zone encourages the retention of agriculture and permits residential development on lots a minimum of 2 acres. There are some developments along the boundary that have been approved but not yet constructed. Several parcels along the boundary are part of the proposed sending zone and other properties south of the NJ Turnpike are already preserved.

Along the shared boundary, South Harrison’s proposed land use is AR agricultural/residential with an area of Light Industrial on the north side of Monroeville Road (CR 694). The land use proposals in the two municipalities in the vicinity of the common boundary are generally compatible. Specifically the Agricultural Residential land use proposals in South Harrison represent a continuation of the Rural Planning Area in Woolwich and a progression away from the developed and proposed “centers”. The Light Industrial zoning in South Harrison Township, across Monroeville Road from the Gloucester County Improvement Authority’s landfill, if developed in accordance with the LI zoning, will not be disruptive to the land use pattern, as farm operations and light industrial operations may involve similar activities, and the light industrial activities will be well buffered from residences. The land use policies at the boundary are mutually supportive of the need for a critical mass of farmland to ensure agricultural viability in Gloucester County.

## **2. Harrison Township, Gloucester County**

Harrison Township is located north of South Harrison Township. Harrison Township also is a historically agricultural community that has been sporadically developed outside of the historic village center of Mullica Hill. The Harrison Township Master Plan was most recently re-examined and adopted in December of 2006 and the zoning map was adopted in August 2007. The Master Plan, as well as the zoning, is aimed at consolidating the growth of the Township within the sewer service areas which are located adjacent to Glassboro and in the immediate vicinity of Mullica Hill. The sewer service boundary closest to South Harrison is approximately a quarter of a mile north of the Township line, on the northern side of the South Branch of Raccoon Creek.

The land uses in Harrison Township at the border with South Harrison Township consist of agriculture, woodland, and some residential development. The current zoning designation is R-1 Residential Agricultural on the Harrison zoning map. This zone encourages the retention of agriculture and permits residential development on lots a minimum of 1 acre with out sewer and half an acre with sewer service. The goals of this zone are consistent with the goals of the AR zone in South Harrison, but at a higher density.

Along the shared boundary, South Harrison’s proposed land use is AR agricultural/residential with an area of Light Industrial on the north side of Monroeville Road (CR 694) between Tomlin Station Road on the west to block 2 lots 10 and 14 on the east (just west of the properties on South Branch Court). Some of the farmland within South Harrison’s Light Industrial district have been preserved, as have the adjacent parcels in Harrison Township. A self storage facility is located in South Harrison Township, and does not create significant amounts of traffic or

disturbance with the surrounding area. The land use proposals in the two municipalities in the vicinity of the common boundary are generally compatible. Although the R-1 zone encourages the retention of agricultural uses in Harrison, the moderate minimum lot sizes may invite residential development in the future where it has not already occurred. The larger minimum lot sizes in South Harrison will assist in “holding the line” on sporadic development, directing growth toward the areas where infrastructure is available and where higher development densities will advance local, county and state policies.

### **3. Elk Township, Gloucester County**

Elk Township is located east of South Harrison. Like its neighbors to the west, Elk Township is a historically agricultural community that has scattered residential subdivisions, significant swaths of preserved farms and three large planned developments that have been approved but not yet constructed in the vicinity of the Route 55 Corridor. Elk Township conducted a Master Plan Re-examination in 2004 and a zoning map was adopted in January of 2005. The Master Plan, as well as the zoning, is aimed at consolidating the growth of the Township towards the eastern portion of the Township, near to the border with Glassboro and Clayton.

The land uses at the border with South Harrison Township are generally consistent with the existing and planned uses in South Harrison consisting of woodlands, agricultural use and a self contained mobile home park on the north side of Harrisonville Road, west of Route 77. Aside from the Mobile Home Park (MHP), the zoning along the border consists of LD- Low Density Residential and R- Rural Residential. The goal of LD zone is to be consistent with the fringe planning area of the State Plan and has a maximum gross density of 1.5 units per acre. The goal of the R- Rural Residential is to provide for an area consistent with the rural planning area in the State Plan and has a maximum gross density of .5 units per acre. The intent and maximum densities in these zones are linked to the state planning policies and Elk Township’s desire to retain a rural character throughout the western portion of the Township, and are generally compatible with the adjacent AR zoning district in South Harrison Township. Several farmed parcels along the northern portion of the shared boundary have been preserved in both Elk and South Harrison.

### **4. Upper Pittsgrove Township, Salem County**

Upper Pittsgrove is located south of South Harrison on the eastern third of the southern boundary, the two are separated by Oldman’s Creek. Upper Pittsgrove is another historically agricultural community of which 7,000 acres of farmland are already permanently preserved. Upper Pittsgrove Township has recently undergone a Master Plan Re-examination in 2005 and a zoning map was adopted in March of 2006. According to the Master Plan Re-examination the Township’s goals are to preserve the majority of the active farmland in the Township with a goal of preserving 40% of the total land area. The preservation of agriculture in the Township is a theme that is consistent with the goals and objectives for South Harrison. Similar to South Harrison, Upper Pittsgrove is entirely within the Rural and Environmentally Sensitive Planning Areas on the State Plan Policy Map without any planned or proposed sewer service areas and without any planned or proposed centers.

The land uses at the border are generally consistent with the uses in South Harrison consisting of woodlands and agricultural uses. The zoning along the border consist of A- Agricultural district which according to the zoning ordinance has been selected and delineated to preserve the continuing use of prime agricultural land with little future development. The other zone on the border is LR/A – Limited Residential and Agricultural district which has been identified as prime agricultural lands which are suited to limited residential development based on the need

and demand for some single family residential development. The A-Agricultural district requires lots a minimum of five (5) acres for single family residential development and the LR/A- Limited Residential and Agricultural district requires lots a minimum of 2 acres for single family residential development. These standards are generally consistent with South Harrison Township's proposed land use policies, advancing the retention of agriculture, the preservation of woodland habitat and support for growth boundaries around designated and proposed centers.

## **5. Pilesgrove Township, Salem County**

Pilesgrove is located south of South Harrison on the western two-thirds of the southern boundary, also separated by Oldmans Creek. Pilesgrove is also a historically agricultural community which surrounds the Borough of Woodstown on all sides. The Township of Pilesgrove has undergone a Master Plan Re-Examination in 2007 and a zoning map was adopted in May of 2007. Like South Harrison, Pilesgrove is entirely within the Rural planning areas on the State Plan policy map. Pilesgrove is working together with Woodstown towards Plan Endorsement with the NJ Office of smart Growth. Pilesgrove proposes three "centers" within the Township and aims to gain support for the centers through the Plan Endorsement process. One of the centers is an expansion of the existing Woodstown Town Center, which would expand the existing Town Center boundary to include selected parcels in Pilesgrove where compact residential development would be directed, consistent with development patterns in Woodstown. There are 2 other centers proposed, one in the Sharptown area and is a proposed agricultural industrial node. The Township hopes that the Center boundary adjustments will allow for the consolidation of the majority of the Township's future residential development to designated areas, and in turn allow Pilesgrove to effectively enhance and preserve its rural and agricultural character.

Land use at the boundary with South Harrison consists of agriculture, woodland, and some residential development. According to the Pilesgrove Township zoning map, the current zoning along the border is RR-Restricted Residential. This zone encourages the retention of agriculture and permits residential development on lots a minimum of 2 acres in area. The intent of the Restricted Residential (RR) District is to preserve the rural and agricultural character of the Township by permitting low-density residential development that is compatible with the rural character of the Township and with the complex physical characteristics of the district. It permits single family detached residential development on lots a minimum of 2 acres. The zoning in South Harrison Township along the shared border is AR Agricultural Residential and NCR Neighborhood Commercial-Residential, which is designated for the Harrisonville area. The RR zone in Pilesgrove is generally consistent with the adjacent zones in South Harrison.

## **C. Relationship to Gloucester County**

Gloucester County's development Management Plan was adopted in February of 1982 and the Official Map has been revised through 2002. The Farmland Preservation, Open Space Protection and Recreational Needs Study was adopted in 1997 and a new Comprehensive farmland Preservation Plan has recently been prepared and is currently being reviewed by the State Agriculture Development Committee with adoption anticipated in 2008.

### **1. Gloucester County Development Management Plan**

The Gloucester County Development Management Plan was adopted by the Gloucester County Planning Board in 1982. The plan was adopted in accordance with the New Jersey County and Regional Planning Enabling Act of 1968. In the early 1980s increasing development pressures

in the County and the desire to make a clear statement about the County's position on the location and timing of future development led the Freeholders and the Planning Board to conduct background studies and to prepare a map and plan for the physical development of the County. Since the County is involved in water quality management, solid waste management, housing and transportation planning it made sense to coordinate these efforts through a comprehensive plan. The plan was intended to provide support for municipal planning. The plan identified existing development areas and designated growth areas and limited growth areas. The growth areas were areas along transportation corridors where public facilities and infrastructure were either existing or planned. The limited growth areas were designated for an additional 15% of the County, and were viewed as transitional reserve areas that would not be developed until some distant future time when development might expand to the point where the growth areas could no longer accommodate additional development. The limited growth areas would serve as something of a buffer between the developed areas and the strictly rural areas. Overall the plan created a plan for logical patterns of growth that would avoid the "leap-frog" patterns that are commonly referred to as suburban sprawl.

## **2. Gloucester County Utilities Authority Wastewater Management Plan**

The Wastewater Management Plan provides planning for the 16 of Gloucester County's 24 municipalities that are served in their entirety or in part by Gloucester County Utilities Authority. South Harrison is not part of the Wastewater Management Planning Area. Contractual agreements have been established between GCUA and participating municipalities that obligate GCUA to provide wastewater conveyance and treatment services to the participating municipalities. The WMP planning area for this includes all areas within participating municipalities plus areas served by GCUA that expand beyond the district specified for service by GCUA in its original charter. In accordance with the 2007 plan, which is presently under review by the NJDEP, the GCUA will assume wastewater planning responsibility for the entire proposed sewer service area. GCUA owns and operates one regional wastewater treatment plant (WWTP) and a series of interceptors, pump stations, and force mains used to convey wastewater flow to the WWTP. The municipalities within the WMP Planning Area own, operate, and maintain individual collection systems. Each municipality is responsible for collecting wastewater flow and transporting it to GCUA's conveyance system. Development within the WMP Planning Area projected through build-out consists primarily of infill development and expansion of the service area is not anticipated and is not proposed by the Wastewater Management Plan.

Since South Harrison Township does not presently have and does not propose a water distribution system or a sewer service area, the Township's Master Plan is generally consistent with the County's Wastewater Management Plan. However, it is our understanding that new wastewater rules proposed by the NJDEP would require that even the unserved areas of the County be considered in Wastewater Management Plans in order to monitor and regulate the impacts of individual subsurface treatment systems (septic systems). If these rules are adopted, South Harrison will need to be included in the plan.

## **3. Farmland Preservation Plan**

According to the 2008 Comprehensive Farmland Preservation Plan, 10,181 acres of farmland have been preserved in Gloucester County since 1989 of a total 50,753 acres of active farmland (according to the 2002 Census of Agriculture). Of the total preserved acreage, 2,553 acres are in South Harrison Township (see **Map 4**). The County has spent more money on farmland preservation in South Harrison Township than any other municipality. The County Farmland Preservation Plan sets a goal of preserving 1,000 acres of farmland per year for the next ten

years. South Harrison is within the County's Agricultural Development Area (ADA) where farmland preservation is prioritized. The Plan notes that the highest concentration of farmland in the county falls within a cluster in South Harrison Township and Elk Township.

Of the 131 permanently preserved farms in the County, 31 are in South Harrison. The \$5,277 cost per acre in South Harrison is slightly below the average of \$5,599 for the county. South Harrison has 2,553 acres of permanently preserved farms and Elk Township has 3,111. Together these two Townships account for half of the preserved farmland in the County. Much of the farmland in South Harrison along the Oldman's Creek corridor is contiguous with the core of Salem County's productive farmland. South Harrison has the most farms that meet the SADC size and characteristics criteria for acreage and prime agricultural soils. The Gloucester County Plan makes clear that the preservation of farmland is vital for the future of agriculture in southern Gloucester County, to maintain large contiguous tracts of farmland on the regions tillable and productive soils.

South Harrison Township currently has a Right- to- Farm ordinance; and as part of the implementation of this Master Plan the Township intends to expand and update the existing right-to-farm provisions. The 2008 County Plan encourages municipalities to implement Planning Incentive Grant programs to support and supplement the County Plan. South Harrison is applying for Smart Future grant to fund the preparation of a Municipal Farmland Preservation Plan that will advance the County's goals and shore up additional support for agriculture retention and farmland preservation in the Township. The Township's policies are consistent with the County's objectives for the region.

#### **D. Relationship to the State Development and Redevelopment Plan.**

According to the New Jersey State Development and Redevelopment Plan, (State Plan), the entirety of South Harrison Township is within the rural (PA-4) and rural environmentally sensitive (PA-4B) planning areas, which have the greatest potential to sustain successful farming operation and farmland productivity. The State Planning Areas are shown on **Map 11**. The rural planning areas, along with environmentally sensitive planning areas serve as the greensward for the larger region and are not currently, nor are they intended to be urban or suburban in nature. It is recognized that the rural planning area is more than just farmland. People have consistently chosen to live or work in the rural areas not just because of the beauty of the farmland, but also the community character of the existing Centers where development is compact, rural and often historic. Many rural centers are surrounded by greenbelts that are cultivated or maintained in a natural state. The Rural Planning Areas are supportive of agriculture and other related economic development efforts that ensure diversity within the state. The State Plan recognizes that with increasing development pressure, the lifestyle and environment of the rural planning areas is threatened and acknowledges that there are significant costs associated with new development and the provision of infrastructure and services must be borne by the existing and new residents and businesses. Specifically the State Plan notes that fiscal responsibility requires that serious attention be paid to planning the future of rural areas.

In the Rural Planning Area, the State Plan's intention is to:

- Maintain the Environs as large contiguous areas of farmland and other lands.
- Revitalize cities and towns

- Accommodate growth in centers
- Promote a viable agricultural industry
- Protect the character and existing stable communities; and
- Confine programmed sewers and public water services to Centers.

The State Plan policy objectives for the Rural Planning Area are consistent with the goals and objectives of South Harrison Township. The State Plan aims to enhance agricultural viability and rural character by preserving farmland, using creative land use and design techniques for development and redevelopment, ensuring that development does not undermine public investments in farmland preservation and guiding development toward Centers. This Master Plan recommends that the Township periodically reassess the success or failures of the Township's rural land use policies to ensure that they are effective, i.e. that the policies have the intended results.

The State Plan recognizes that there are challenges related to implementing rural land use policies, and the Township does not have a perfect solution to these challenges. However, the Township understands that it must be decisive in determining its own future so that it is not decided by opportunistic developers interested in making a profit without making a long-term investment in the community. On farmland that does convert to residential development, there will be challenges related to compatibility, design and scale. Larger lots do not ensure a rural character, so design standards and conservation design techniques will be employed. The State Plan recommends that where development cannot be accommodated in existing or retro-fitted centers, new Centers should be planned for and developed in a manner compatible with rural character, and wastewater and potable water should be planned to serve these centers. While there are not any planned Centers on South Harrison, **Map 12** shows that there are planned centers in Woolwich, Harrison, Elk and Pilesgrove Townships. South Harrison is at the confluence of the environs for all of those centers, and as such it does not seem that another proposed center would be prudent at this time. South Harrison will reassess the appropriateness or need to establish a rural center when the Master Plan is reexamined every six years. The State Plan also recommends that development in the environs should follow carefully developed guidelines established in plans and regulations that conform to the capacities of natural systems, using techniques such as open space ratios, models of soil capacity, including nitrate dilution, availability of on-site potable water supplies from a sustainable source, and sliding scale zoning. South Harrison is employing strategies to reduce fragmentation of the landscape, respect the carrying capacity of the land, and protect current and future residents of the Township from unanticipated environmental problems.

**APPENDIX A**

**TOWNSHIP OF SOUTH HARRISON**

**ORDINANCE NO. 2008-\_\_\_\_\_**

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON  
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF THE  
TOWNSHIP OF SOUTH HARRISON**

**WHEREAS**, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

**WHEREAS**, South Harrison Township officials wish to enact policies that will permit the growth of professional office and small scale service businesses within the Township, to serve the residents of the Township and to provide opportunities for residents to move their businesses to town; and

**WHEREAS**, New Jersey State Highway Route 45 and Gloucester County Route 538 are significant arteries within the Township and as development in and around the Township continues, increased traffic volumes are anticipated; and

**WHEREAS**, the Planning Board has recommended the ordinance changes consistent with sound planning and implementation of the goals and objectives of the Master Plan.

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Mayor and Council of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

**SECTION I. Amend the South Harrison Township zoning map to indicate the location of the Professional Office/Residential zoning as prepared by Bach Associates, PC and dated \_\_\_\_\_, 2008.**

**SECTION II. Amend Section 90-5.03 Establishment of Zoning Districts to add PO/R as a listed zoning district as follows:**

PO/R Professional Office/Residential District

**SECTION III. Add section 90-5.20 Professional Office/Residential Zoning District as follows:**

**90-5.20 Professional Office/Residential (PO/R) District**

- A. Purpose. The purpose of this district is to permit conversions of residential dwellings to offices that are compatible with adjacent residential neighborhoods along key corridors within the Township and to encourage new office development that is of a residential scale and character in these areas, where it is anticipated that traffic will increase as a result of development within the Township and in the surrounding municipalities. The intent is to maintain the residential character of the neighborhoods and provide

opportunities for office uses where adequate parking, lot size and buffering requirements are met. Site plan approval is required prior to any proposed conversion or construction.

**B. Permitted Principal uses.**

- (1) Farm and Agricultural Uses of land subject to the regulations in sections 90-5.23F and 90-5.36 of this chapter
- (2) Single-family detached dwellings as permitted and regulated in the Agricultural Residential (AR) district (90-5.15).
- (3) Professional Office uses such as physician, dentist, lawyer, or architect
- (4) Commercial Office Uses such as administrative, insurance office, travel agent, or realtor, except that training facilities are not permitted.
- (5) Home occupations as part of a continued existing residential use may occur subject to the standards set forth in section 90-5.29

**C. Permitted Accessory Uses**

- (1) Parking Areas
- (2) Private garages for the storage of not more than three vehicles
- (3) Storage buildings (sheds) not to exceed 200 square feet for tools and equipment for maintenance of the grounds.
- (4) Stormwater management facilities
- (5) Other customary accessory uses which are clearly incidental to the principal structure and use.

**D. Bulk and Area Regulations**

- (1) Minimum lot area: One Acre (43,560 square feet). For residential development the bulk and area requirements of 90-5.16 apply.
- (2) Minimum lot width: 150 feet
- (3) Minimum lot depth: 200 feet
- (4) Minimum building setbacks from property line:
  - (a) Front yard: 75 feet
  - (b) Side yard: 25 feet each side for existing structures  
50 feet each side for new construction adjacent to residential use
  - (c) Rear yard: 50 feet
- (5) Maximum Impervious Coverage: 50%
- (6) Maximum Building Footprint: 5,000 square feet
- (6) Maximum Building Height: 35 feet or 2.5 stories
- (7) Minimum Parking lot setback: 25 feet from side\* and rear, 100 feet from front

\* side yard parking setback may be reduced to 10 feet if there will be cross access with the adjacent property

**E. Design Standards.**

- (1) The conversion of an existing residential structure to any non residential use is only permitted when the character of the existing structure is maintained; or if altered it reflects a traditional residential architectural style.
- (2) Applicants must submit architectural elevations to demonstrate consistency with this section. The land use board will consider the architecture, color and design of proposed buildings. All buildings shall have a unified architectural treatment, whether constructed new, as an addition to an existing structure, or as a

renovation. Buildings shall relate in scale and design to any surrounding buildings, showing respect for the local context and a compatibility with residential character. Continuity with surrounding uses should be considered in determining front yard setbacks. Front porches are recommended.

- (3) Architecture and site planning should be designed with a cohesive design scheme. Building details and ornamentation such as indentations, variations in rooflines, cornices, off-sets and overhangs are encouraged.
- (4) Primary façade materials shall be wood, aluminum or vinyl clapboard siding, smooth stucco, stone or brick. Where walls are constructed of more than one material, the differentiation shall be along a horizontal line
- (5) The façade treatment of side and rear walls shall be similar to the treatment of the front façade. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. Such buildings may be designed with additional height and/or architectural features to emphasize their location.
- (6) Exterior mechanical equipment shall be architecturally screened and hidden from public view.
- (7) Parking lots are only to be permitted within the front yard area if the applicant demonstrates that placing the parking at the side or rear is not possible due to the specific site characteristics. It is the applicant's responsibility to prove that locating parking at the side or rear is not possible, it is not sufficient to say it is not convenient.
- (8) A landscaped buffer strip 25 feet in width including a double row of evergreen trees is required along the side and rear property lines within the buffer required by 90-5.24.
- (9) Parking lots may be constructed of stone at the discretion of the Planning Board with a driveway constructed in accordance with section 90-3.26 and paved for a minimum distance of 30 feet from the right-of-way into the property; and handicapped parking stalls that are paved in accordance with current code standards.
- (10) Curbing or curb stops shall be provided in all parking areas and along all access ways.
- (11) Where possible, parking areas should be interconnected with those of adjacent office or commercial uses with cross access agreements to minimize curb cuts and improve site circulation, or provide the potential for future connections where an adjacent use is not yet operational. Common driveway access is encouraged, and must be addressed by each applicant. Access to the site may not be from a neighborhood street.
- (12) Signage. Signs are intended to identify the site and should be designed to enhance and be visually compatible with the surrounding area.
  - a. A freestanding monument/ground or hanging style sign may be installed to identify the business, set back a minimum of ten (10) feet from the property line, outside of sight triangles.
  - b. The maximum sign area is twelve (12) square feet in area and six (6) feet in height.
  - c. Signs may be illuminated, but must be shielded and turned off no later than 10pm.
  - d. Signs should be constructed of materials to enhance a "rustic" appearance, such as carved high density urethane, sandblasted or

painted wood, carved metals, or other material that compliments the building architecture and overall site.

**SECTION IV. REPEALER**

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION V. INVALIDITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION VI. EFFECTIVE DATE**

This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

**TOWNSHIP OF SOUTH HARRISON**

**ATTEST:**

\_\_\_\_\_  
**CHARLES TYSON, MAYOR**

\_\_\_\_\_  
NANCY KEARNS, TOWNSHIP CLERK

**CERTIFICATION**

The foregoing Ordinance was introduced at a Regular Meeting of the Township of South Harrison held on the \_\_, day of \_\_\_\_, 2008 and will be considered for final passage and adoption at a meeting to be held on the \_\_, day of \_\_\_\_, 2008, at 7:\_\_ P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
**Nancy Kearns, RMC, CMC**

**APPENDIX B**

**TOWNSHIP OF SOUTH HARRISON**

**ORDINANCE NO. 2008-\_\_\_\_\_**

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON  
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF THE  
TOWNSHIP OF SOUTH HARRISON**

**WHEREAS**, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

**WHEREAS**, South Harrison Township officials wish to enact policies that support farming and the agricultural industry and encourage the retention of diverse farming operations; and

**WHEREAS**, adequate buffering between farm operations and new development will aid in the harmonious coexistence of residents, businesses and other working farms; and

**WHEREAS**, the Planning Board has recommended the ordinance changes consistent with sound planning and implementation of the goals and objectives of the Master Plan.

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Mayor and Council of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

**SECTION I. Add the following definitions in alphabetical order within section 90-1.03B**

**COMMERCIAL FARM** – A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, NJSA 54:4-23 et seq.; or a farm management unit less than five acres, producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, NJSA 54:4-23.1 et seq.

**FARM MANAGEMENT UNIT** – A parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products and operated as a single enterprise

**FARM MARKET** – A facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing, at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than 5 acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least \$2,500.

PICK-YOUR-OWN OPERATION – a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

**SECTION II. Revise section 90-5.36 “Right to Farm” in its entirety as follows:**

**§ 90-5.36 Right to Farm.**

- A. The right to farm is hereby recognized to exist as a natural right in South Harrison Township and is hereby declared a permitted use in all zones everywhere within the Township of South Harrison. The Township Committee recognizes the benefits to society and the community that accrue as a result of home and commercial farming including supplying present and future generations with the bounty of the farm and the preservation of the rural countryside. The right to farm includes, but not by way of limitation:
- (1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.
  - (2) Housing and employment of necessary laborers
  - (3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
  - (4) The grazing of animals and use of range for fowl.
  - (5) Construction of fences.
  - (6) The operation and transportation of large, slow-moving equipment over roads within South Harrison Township.
  - (7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
  - (8) Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and permission of the farm owner and lessee is obtained.
  - (9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
  - (10) Processing and packaging of the agricultural output of the commercial farm.

- (11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with South Harrison Township standards and minor site plan approval.
- (12) The operation of a pick-your-own operation with attendant signage.
- (13) Replenishment of soil nutrients and improvement of soil tilth.
- (14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas consistent with best management practices.
- (15) On-site disposal of organic agricultural wastes consistent with best management practices.
- (16) The application of manure and chemical fertilizers, insecticides and herbicides, though organic material is recommended.
- (17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

- B. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
- (1) Promulgated as rules by the State Agriculture Development Committee;
  - (2) Recommended as site-specific agricultural management practices by the county agriculture development board;
  - (3) Approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
  - (4) Recommended by the Rutgers Agricultural Experiment Station.
- C. The foregoing activities must be in conformance with applicable Federal and State law.
- D. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.
- E. It is hereby determined that whatever nuisance may be caused to others by these foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.

- F. Any person aggrieved by the operation of a commercial farm shall file a complaint with the Gloucester County agriculture development board, or the State Agriculture Development Committee, prior to filing an action in court.
- G. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.
- H. An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee. An applicant for a major subdivision, or a minor subdivision that will result in new dwelling units shall agree as a condition of approval to include a provision in each and every contract for, and deed conveying, all or any portion of the subdivided lands, a notice disclosing that:

“the property being purchased is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by the county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee. You may be affected by these agricultural activities or practices. The effect of these activities or practices may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure and compost, and the application by spraying or otherwise of fertilizers, soil amendments, herbicides and pesticides. One or more of the effects described may occur as the result of any agricultural operation which is in conformance with existing Federal and State laws and regulations and accepted customs and standards. If you live near an agricultural area, you should strive to be sensitive to the needs of commercial farm operators, as their presence is a necessary aspect of an area with a strong rural character and a strong agricultural sector. The State Agriculture Development Committee has established a formal complaint process as well as an informal Agricultural Mediation Program to assist in the resolution of any disputes which might arise between residents of South Harrison Township regarding the operations of commercial farms.”

**SECTION III. Rename section 90-2.28 “Buffers” to “Farmland Buffers” and revise in its entirety as follows:**

- A. Consistent with the purposes of the “Right to Farm” ordinance, all residential subdivisions that may ultimately result in the construction of new residential dwellings

shall be designed such that any lot abutting or sharing a boundary with land that is currently assessed as farmland or that has been qualified within any of the three calendar years preceding the application as qualified farmland under the New Jersey Farmland Assessment Act, shall include, in addition to the required yard and setbacks, a buffer as follows:

- (1) For minor subdivisions, major subdivisions and site plans the buffer strip shall be a minimum of 50 feet in width.
- (2) The buffer shall include a six foot high vinyl coated fence located on the inside of the buffer area on the lot being developed. Another type of fence may be approved at the discretion of the Planning Board.
- (3) The buffer strip shall contain evergreen plantings, 6 feet high at the time of planting placed 15 feet on centers to provide an adequate and effective visual buffer and to assist in buffering noise and odor.
- (4) The buffer strip shall be restricted by deed and by final subdivision plat against construction of any buildings or structures other than fences, walls and drainage facilities and against removal of any screen of trees or hedges, so long as the adjacent land is assessed or qualified as farmland under the New Jersey Farmland Assessment Act, or is actively farmed should the Farmland Assessment act be revoked or substantially altered.

B. Exceptions for which the buffer may be reduced or is not required are as follows:

- (1) If the lot being subdivided is substantially wooded and the vegetation and trees within the buffer area will remain, the Planning Board may waive the fence requirement with the approval of the adjacent farmer.
- (2) If the subdivided lots are five acres or more in size and are intended to be farmed.
- (3) Farmland assessment on the adjacent land has been terminated and rollback taxes have been imposed due to change of use of said adjacent land to a use other than agricultural or horticultural.

**SECTION IV. Rename section 90-5.24 from “Landscape transition buffers; screening of non residential from residential uses” to “Landscape Transition Buffers and Rural Vistas” and revise the section in its entirety as follows:**

A. Landscape Transition Buffers between incompatible uses. A landscape transition buffer a minimum of 50 feet in width shall be provided and maintained by the owner between any nonresidential use and any contiguous residentially zoned lands or lots where the principal use is residential.

- (1) The buffer landscaping must be designed consistent with the requirements of section 90-4.18N and be designed to compliment any existing trees or vegetation.
- (2) The buffer shall include a planting strip a minimum of 25 feet in width and may incorporate a fence
- (3) Where a non-residential development takes place adjacent to an occupied residential dwelling within a non-residential zone, the buffer may be reduced to 25 feet in anticipation of future conversion to a commercial use, however the area must be heavily landscaped.

- (4) Where an existing structure in a neighborhood commercial district is being converted from a residence to a commercial or office use, the buffer shall be 15 feet, and a 6 foot high fence may be required to shield parking areas.
- B. Scenic Rural Corridors. Scenic Rural Corridors are established along all State and County roadways within the Township as well as along the following local roads: Cedar Grove Road, Lincoln Road, Lincoln Mill Road, Marl Road, Porches Mill Road and Vestry Road. The purpose of the scenic rural corridors is to preserve natural features and the visual character of the Township to the greatest extent possible and to prevent visual pollution and driver distraction caused by unplanned and uncoordinated development.
- (1) Except as provided for in this section, no permit shall be issued for development within the scenic rural corridor for development other than farm markets and other ancillary commercial agricultural uses unless the applicant demonstrates that buildings are set back at least 200 feet from the centerline of the scenic rural corridor in addition to the required front yard setback.
  - (2) Within the Scenic Rural Corridor setback, a minimum of 70% of the linear distance along the corridor shall be screened and designed to incorporate existing healthy trees and vegetation where they exist. Where existing vegetation is insufficient the area shall be designed with berms, trees and landscaping to create a varied year round buffer. Where berms are used they must be sufficiently wide to support the vegetation planted upon them. Berms and landscaping are in addition to street trees. Native vegetation is preferred.
  - (3) Where the front façade of a structure faces the scenic rural corridor, and the lot is an existing lot (not part of a major subdivision) the front yard setback may be included in the scenic rural corridor. Where the rear or side façade of a structure faces the scenic rural corridor or where the lot is part of a major subdivision, the required yards shall be in addition to the scenic rural corridor.
  - (4) Existing structures as of the date of adoption of this section may continue to exist and improvements may be permitted as long as the addition/improvements do not further encroach upon the scenic rural corridor.
  - (5) Where the scenic rural corridor is part of a major subdivision, the lands within the corridor may be maintained by a homeowners association or in the event that no homeowners association exists the scenic rural corridor may be part of individual lots, but it must be deed restricted to prevent future development or significant alteration.
  - (6) If compliance with the 200 foot setback is constrained by environmental or other physical considerations, such as wetlands, active agricultural operations, or existing lot size, the building shall be setback as close to 200 feet as practical and the site shall be landscaped in accordance with the provisions of 90-4.18N as to provide screening from the corridor. A variance will be required.

**SECTION V. Amend section 90-4.18N “Landscaping” as follows:**

Revise section 90-4.18N(5)(b) [1] and [3] to read:

- [1] Where more intensive land uses abut less intensive land uses, a planted buffer strip 25 feet in width shall be planted within the buffer area defined in section 90-5.24. Where the lot is narrow and additional land is unavailable, the Land Use

Board may consider reducing the buffer area and buffer strip to 25 feet total with 15 feet of planting.

- [3] Where residential subdivisions abut higher order streets, the Scenic Rural Corridor standards shall be applied. The scenic corridor shall contain a landscape buffer strip a minimum of 25 feet in width within the required setback.

Revise section 90-4.18N(5)(a) to read:

- (a) Function and materials. Buffering is intended to provide a year round visual screen in order to minimize adverse impacts and to enhance the visual character of the Township. Buffering may consist of decorative fencing, evergreens, berms, rocks, boulders, mounds, shade trees and ground cover to achieve the stated objectives. All buffer areas shall be planted and maintained with a combination of grass or groundcover, live shrubs and trees, and other landscape materials. Preserved wooded tracts may be calculated as part of the required buffer area, provided that the growth is of a sufficient density to serve the purpose of the buffer.

**SECTION VI. Amend section 90-5.23 Accessory Structures and Uses to add section I as follows:**

- I. Fences.
  - (1) No fence or wall within 50 feet of a public right of way or within the front yard of a residential dwelling shall exceed four feet in height.
  - (2) Fences on commercial properties may not exceed 8 feet in height.
  - (3) Where fences are visible to the general public, they shall be designed to be architecturally compatible with the surrounding area and to enhance the visual environment.

**SECTION VII. REPEALER**

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION VIII. INVALIDITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION IX. EFFECTIVE DATE**

This Ordinance shall take effect upon adoption and publication according to law and the filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

**TOWNSHIP OF SOUTH HARRISON**

**ATTEST:**

\_\_\_\_\_  
**CHARLES TYSON, MAYOR**

\_\_\_\_\_  
NANCY KEARNS, TOWNSHIP CLERK

**CERTIFICATION**

The foregoing Ordinance was introduced at a Regular Meeting of the Township of South Harrison held on the \_\_, day of \_\_\_\_, 2008 and will be considered for final passage and adoption at a meeting to be held on the \_\_, day of \_\_\_\_, 2008, at 7: \_\_ P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
**Nancy Kearns, RMC, CMC**

**Appendix C**

**TOWNSHIP OF SOUTH HARRISON**

**ORDINANCE NO. 2008-\_\_\_\_\_**

**ORDINANCE OF THE TOWNSHIP OF SOUTH HARRISON  
AMENDING CHAPTER 90, THE LAND USE AND DEVELOPMENT ORDINANCE OF THE  
TOWNSHIP OF SOUTH HARRISON**

**WHEREAS**, the Township of South Harrison strives to adopt and implement land use regulations that advance the goals and objectives of the Township in a clear and consistent fashion; and

**WHEREAS**, South Harrison Township officials wish to enact policies that will continue to provide the opportunity for, and to encourage the development of flexible planned light industrial sites and to promote the orderly and sound development of such areas in accordance with the comprehensive plan; and

**WHEREAS**, the existing Light Industrial Zoning District has been in place since the recommendations of the 1990 Master Plan were implemented, and the area will remain as it has been with the exception of Block 5, lot 10, which will be removed since it has been permanently preserved as a farm; and

**WHEREAS**, the Planning Board has recommended the some changes be made to expand the permitted uses in the Light Industrial zoning district and to alter the bulk requirements and design standards consistent with sound planning and implementation of the goals and objectives of the Master Plan.

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Mayor and Committee of the Township of South Harrison, County of Gloucester, State of New Jersey as follows:

**SECTION I. Amend the South Harrison Township zoning map to indicate the location of the Light Industrial zoning district as prepared by Bach Associates, PC and dated \_\_\_\_\_, 2008.**

**SECTION II. Amend Section 90-1.03B Definitions and Word Usage to include a new definition as follows:**

RECREATION, COMMERCIAL – A retail enterprise consisting of health clubs, fitness centers, golf courses, tennis, racquetball, indoor batting cages, and any other similar facilities operated as a business and open to the public for a fee

**SECTION III. Revise section 90-5.21 in its entirety as follows and delete section 90-5.22 in its entirety keeping it in reserve:**

**90-5.21 Light Industrial Zoning District**

A. Purpose. The purpose of the light industrial zoning district is to provide the opportunity for, and to encourage the development of flexible planned light industrial sites and to promote the orderly and sound development of such areas in accordance with the comprehensive plan. The LI zoning district is intended to provide for the Township's needs presently and in the future so that over time land use and development will evolve in a coordinated and harmonious manner.

B. Permitted Principal uses.

- (1) Farm and Agricultural Uses of land subject to the regulations in sections 90-5.23F and 90-5.36 of this chapter
- (2) Municipal buildings, structures and uses owned or operated by South Harrison Township, indoor and outdoor public recreation, libraries, community theater, other public and semi-public uses
- (3) Warehouse and wholesale storage in accordance with section 90-3.34 and other applicable regulations
- (4) Limited manufacturing in accordance with the definition in Section 90-5
- (5) Professional and Business Offices
- (6) Commercial Recreation Facilities
- (7) Single family homes existing at the time of the adoption of this ordinance may continue to exist until such time as they are converted for commercial use or are vacated for more than 6 months

C. Permitted Accessory Uses

- (1) Parking Areas
- (2) Restaurant or cafeteria primarily for supplying meals to employees and guests of the principal use
- (3) In service training schools for employees
- (4) Custodial living quarters associated with the maintenance of the principal use
- (5) Assembly Halls for meetings incidental to the business of the principal use
- (6) Maintenance, utility and storage facilities incidental to the business of the principal use, provided that they are in fully enclosed buildings
- (7) Buildings, structures and uses owned or operated by the Township of South Harrison or the County of Gloucester
- (8) Stormwater management facilities

D. Conditional Uses

- (1) Electric, gas and other public utilities in accordance with the following requirements:
  - (a) The project is designed to be structurally compatible and in keeping with the architectural character of the area
  - (b) The project is in keeping with the Master Plan
  - (c) The project is in conformance with the required setbacks
  - (d) Adequate landscaping is provided to shield the equipment from public view
  - (e) Storage of materials and vehicles is only permitted within enclosed buildings

- (2) Service Stations and Repair Garages in accordance with the following requirements:
- (a) All pits, lifts, and working areas, as well as all lubrication, repair or similar activities shall be performed in an enclosed building; however, minor repair work may be performed at an island or pump location.
  - (b) All storage areas and trash facilities shall be enclosed with a fence approved by the planning board or masonry enclosure with a façade to match the building, so as to be screened from public view.
  - (c) All structures, gasoline pumps and islands upon which pumps are normally located shall be set back from all street and property lines at least forty feet (50'), except that canopy structures may be located as close as forty feet (40') to a right of way line
  - (d) A minimum of twenty-five feet (25') shall exist between any two (2) islands and between any island and the service station, auto repair or auto body building.
  - (e) Service stations and repair garages shall be designed compatibly with other permitted commercial and industrial uses in the district in which they are located and that they may be located within industrial complexes as an integral part of the overall design.
  - (f) Landscaping and seasonal flowers shall be required within the front setback area.
  - (g) The exterior display and parking of equipment for rental purposes shall be permitted, provided that the area devoted to this purpose does not exceed twenty percent (20%) of the lot area, the maximum permitted sign area is not exceeded, and the location of the rental area does not interfere with the required off-street parking and traffic circulation required for the use.
  - (h) Floor drains shall not be connected to the individual on-site septic system. Provisions shall be made for the separation of grease from any disposal to the on-site septic system. All disposal of floor-drain waste, grease, oil and the like shall be in accordance with the appropriate state, county and local regulations.
  - (i) No automobile or motor vehicle which is unregistered or any motor vehicle, whether registered or not, that is in a junked, inoperable or other condition such that it is unfit for use on any public roadway, shall be stored on the premises of any service station or repair garage for a period in excess of ninety (90) days. All such vehicles stored overnight on the premises outside the main building shall be screened from public view by a fence or other permanent structure or an opaque landscaped buffer

approved by the Land Use Board, in accordance with the landscaping standards specified in the ordinance.

- (j) In addition to the signs otherwise permitted, permitted service stations and repair garages offering the sale of gasoline and other fuel products may increase the size of the otherwise permitted freestanding sign by one-third (1/3) for the listing of the name(s) and/or symbol(s) of the principal fuel(s) available, or in the alternative, an attachment to the freestanding sign is permitted, listing the principal fuel(s) available, said attachment not to exceed one-third (1/3) of the area of the base sign.
- (3) Industrial Parks in accordance with the following requirements, as well as the other LI district requirements:
  - (a) The minimum park area is 12 acres
  - (b) The minimum lot area for each parcel is 2 acres
  - (c) The minimum park frontage on a county road is 250 feet.
  - (d) A unified sign package is included with directional signs if appropriate

E. Bulk and Area Regulations

<b>Light Industrial (LI) zone requirements</b>	
(1) Density	n/a
(2) Minimum Lot size	3 acres
(3) Minimum Lot width	200 feet
(4) Minimum Lot depth	200 feet
(5) Minimum Front yard setback	75 feet
(6) Minimum Rear yard setback	30 feet
(7) Minimum Side yard	40 feet each
(8) Maximum Impervious coverage	60%
(9) Maximum building height	3 stories or 45 feet
(10) Minimum parking setback	50 feet from front 25 feet from side and rear
(11) Minimum Buffer to Residential property or residential zone (may include required yard)	75 feet

F. Design Standards.

- (1) Applicants must submit architectural elevations to demonstrate consistency with this section. The land use board will consider the architecture, color and design of proposed buildings. All buildings shall have a unified architectural treatment, whether constructed new, as an addition to an existing structure, or as a renovation. On large warehouse or light industrial buildings, attention should be given to entry ways. Buildings shall relate in scale and design to any surrounding buildings, so that over time a unified aesthetic may develop.
- (2) Architecture and site planning should be designed with a cohesive design scheme. Building details and ornamentation such as indentations, variations in rooflines, cornices, off-sets and overhangs are encouraged.

- (3) Primary façade materials shall be wood, aluminum or vinyl clapboard siding, smooth stucco or brick. Consideration will be given to other materials for large warehouse or light industrial buildings.
- (4) The façade treatment of side and rear walls shall be similar to the treatment of the front façade. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. Such buildings may be designed with additional height and/or architectural features to emphasize their location.
- (5) Exterior mechanical equipment shall be architecturally screened and hidden from public view.
- (6) Entrances to warehouse or light industrial sites or industrial parks should be defined with landscaping and unified signage.
- (7) A landscaped buffer strip 25 feet in width including a double row of evergreen trees is required along the side and rear property lines within the buffer required by 90-5.24. Where the site abuts a residential use, fencing may also be required.
- (8) Curbing shall be provided in all parking areas and along all access ways.
- (9) Where possible, parking areas should be interconnected with those of adjacent light industrial, office or commercial uses with cross access agreements to minimize curb cuts and improve site circulation, or provide the potential for future connections where an adjacent use is not yet operational. Common driveway access is encouraged, and must be addressed by each applicant. Access to the site may not be from a neighborhood street.
- (10) For sites that will have frequent truck traffic, a truck circulation plan should be submitted with the site plan.
- (11) Signage. Signs are intended to identify the site and should be designed to enhance and be visually compatible with the surrounding area.
  - a. A freestanding monument/ground or hanging style sign may be installed to identify the business, set back a minimum of ten (10) feet from the property line, outside of sight triangles.
  - b. The maximum sign area is twelve (12) square feet in area and six (6) feet in height.
  - c. Signs may be illuminated, but must be shielded and turned off no later than 10pm.

**SECTION IV. REPEALER**

Ordinances or provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

**SECTION V. INVALIDITY**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall only apply to the section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION VI. EFFECTIVE DATE**

This Ordinance shall take effect upon adoption and publication according to law and the

filing of same with the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-16.

**TOWNSHIP OF SOUTH HARRISON**

**ATTEST:**

\_\_\_\_\_  
**CHARLES TYSON, MAYOR**

\_\_\_\_\_  
NANCY KEARNS, TOWNSHIP CLERK

**CERTIFICATION**

The foregoing Ordinance was introduced at a Regular Meeting of the Township of South Harrison held on the \_\_, day of \_\_\_\_, 2008 and will be considered for final passage and adoption at a meeting to be held on the \_\_, day of \_\_\_\_, 2008, at 7:\_\_ P.M., at the South Harrison Township Municipal Building, 664 Harrisonville Road, Harrisonville, NJ 08039, at which time any person interested therein will be given an opportunity to be heard.

\_\_\_\_\_  
**Nancy Kearns, RMC**

## APPENDIX D

### Draft Environmental Impact Statement ordinance

#### 90-2.26 Environmental Impact Statement

##### A. Purpose.

It is the purpose of this section to require, as a part of a development application for any site plan, major subdivision, general development, planned unit development or planned residential open space development or any new type of development approval or classification hereinafter authorized to be undertaken in the Township of South Harrison, the submission of an environmental impact statement. The purpose of requiring such a statement is to assist the Land Use Board and its consultants in assessing the impact of a proposed project upon the local and regional environment, particularly with respect to water and air resources, pollution of all kinds, topography, drainage, waste disposal, wildlife habitat and the landscape. No application for development shall be approved unless it has been affirmatively determined that the proposed project will not result in a significant adverse impact to the environments, has been conceived of and designed in a way that will not impair natural processes and will not place disproportionate excessive demand upon the total resources available to the project site and the impact area.

##### B. Filing and review of Environmental Impact Statement.

1. Each applicant for approval with respect to any site plan, major subdivision, general development, planned unit development or planned residential open space development or any new type of development shall file 18 copies of the environmental impact statement, together with the original application. Upon application by an applicant for minor site plan approval, the Planning Board or Zoning Board of Adjustment may waive the requirement for submission of an environmental impact statement or modify or reduce the requirements of the environmental impact statement as circumstances warrant. No environmental impact statement shall be required for a minor subdivision.
2. The Land Use Board shall examine the applicant's environmental impact statement in detail, together with the comments from the Board's professionals and the Environmental Commission. If such statement is deemed to be lacking in sufficient detail or is incomplete in any detail, the Board Secretary shall reject the development application as being incorrectly filed; provided, however, that the applicant shall be notified thereof within 45 days of submission of the application, or it shall be deemed properly submitted.
3. The Township Committee recognizes that providing information is essential to the orderly growth and planning of the Township, and it further recognizes that the time lapse between preliminary or tentative development approvals and final approvals often results in environmental impact(s) which must be properly analyzed. It is therefore required that the provisions of this article with respect to the submission of an environmental impact statement shall apply to both applications for preliminary or final approval where no environmental impact statement has been previously submitted for any section or sections of a development heretofore or hereafter receiving preliminary or tentative approval.

C. Contents of Environmental Impact statement.

The environmental impact statement shall contain the following information:

1. Plan and description of development and proposed use of site. A project description, which shall specify what proposed complete with maps and drawings, said maps and drawings to be drawn at a minimum scale of one inch equals 100 feet. The description shall include but not be limited to the following:
  - a. Contours
  - b. Flood hazard areas
  - c. Depth to seasonally high water table
  - d. Buildings
  - e. Roads
  - f. Paved Areas
  - g. Grading and Re-grading
  - h. Adjacent Natural streams
  - i. relationship to surrounding utilities
  - j. Method and schedule of construction
  - k. Solid waste generation and disposal
  - l. wastewater pre-treatment
  - m. Noise
  - n. Pollution to be generated
  
2. Inventory of existing environmental conditions on the site and in the area affected by the proposed development, including the location of testing, shall be provided and shall describe
  - a. Water quality, water supply hydrology, groundwater level and condition.
    - i. Surface water and groundwater studies for all applicants shall include the analysis of the state standards for residential clean-up and, without limitation, the following performed by a New Jersey State certified laboratory facility: pH, nitrates, total suspended solids, total phosphates, BOD, Fecal coliform, chlorides, turbidity,
    - ii. Any applicant whose property lies in a watershed affected by any upstream manufacturing or commercial establishment or whose property itself is such a manufacturing or commercial establishment shall include, in addition to the provisions hereinabove, the analysis of the following: arsenic, cadmium, chromium, copper, iron, lead, zinc, mercury
  - b. Air Quality
  - c. Noise characteristics and Levels
  - d. Geology
  - e. Soils and properties thereof, including capabilities and limitations
  - f. Topography
  - g. Slope
  - h. Slope Stability
  - i. Terrain
  - j. Soil permeability
  - k. On-site and off-site sewerage systems, public and private
  - l. Vegetation. A separate map of existing vegetation shall be submitted with a scale identical to the development plan(s) in accordance with the Tree Preservation ordinance.
  - m. Wildlife and Wildlife habitat

- n. Aquatic Organism
  - o. Historical and archaeological sites
  - p. Prior land uses
3. The applicant may consult the Township's Environmental Resources Inventory for reference to the extent that the Township's inventory is relevant to the tract and affected area.
  4. Assessment of the Environmental impact of the project
    - a. An assessment of the environmental impact of the project upon the factors described hereinabove based on environmental data shall be submitted and shall include an evaluation of water use, liquid and solid waste disposal and the effects of liquid and solid waste on the quality and quantity of surface water and groundwater. The assessment shall include an evaluation of the compatibility in use and scale of the project with employment, shopping, schools, roads, open space and police and fire protection. All potential impacts are to be defined to include but not be limited to:
      - i. Impact on geological and soil stability
      - ii. Impact on Soil erodability
      - iii. Impact on groundwater, aquifers and aquifer recharge areas
      - iv. Impact on streams and lands within or near the site, whether manmade or natural
      - v. Impact on Vegetation and wildlife
      - vi. Displacement of families or individuals
      - vii. Noise
      - viii. Light
    - b. Damage to plant, tree and wildlife systems, displacement of existing farms and increase in sedimentation and siltation should be evaluated.
    - c. Any data submitted by the application with the application or to other agencies including, but not limited to the NJ Department of Environmental Protection, the Gloucester County Board of Health and the Gloucester County Soil Conservation District, having jurisdiction over one or more of the environmental elements specified in this section shall be accepted by the Land Use Board as fulfilling the data requirements for the EIS, to the extent applicable.
    - d. Evaluate any unusual environmental impacts and damages to natural resources both on the tract and in the affected area.
    - e. Describe the steps to be taken to minimize environmental impacts during construction and during operation with particular emphasis upon air or water pollution. The description of steps to be taken shall be accompanied by appropriate maps, schedules and other explanatory data as may be needed to clarify and explain the actions to be taken.
    - f. Alternatives. The applicant should provide a statement of alternatives to the proposed project, consistent with the zoning on the site, which might avoid some or all of the unusual environmental effects of the proposed project. The statement

shall include the reasons for the acceptability or non-acceptability of each alternative.

- g. Where septic systems are proposed the following information should be provided:
    - i. Data on underlying geology.
    - ii. Water table.
    - iii. Soil analysis.
    - iv. Soil stratigraphy.
    - v. Representative percolation tests for each lot on the tract.
    - vi. Cation exchange rate at two feet and six feet below the surface of the ground.
    - vii. Adequate test borings, in the opinion of the Board Engineer, to determine the direction and flow of groundwater.
    - viii. Topography and location and depth of aquifers.
    - ix. Depth, insofar as such information is practically available, of all wells within 250 feet of the site or in the affected area, whichever is greater.
  - h. Water supply. A showing that an adequate potable water supply is available and not threatened by nearby use of other land and the following;
    - i. Location and depth, insofar as such information is practically available, of all private and public water supplies within 200 feet of the site or in the affected area, whichever is greater
    - ii. Location, depth and adequacy of proposed water supplies to serve the proposed project.
    - iii. Geologic description of subsurface conditions, including expected groundwater yields, using published geologic reports or a statement by a geologist
  - i. A summary of storm water impacts taken from the storm water report
  - k. Solid waste disposal.
  - l. Air pollution. A showing that emissions from point sources will be in compliance with state and federal laws and regulation and a description of the means by which dust will be controlled during construction
  - m. A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each. Where wetlands are present a copy of the Letter of Interpretation and any General Permits must be submitted with the EIS.
5. Environmental Criteria in reviewing applications for development.
- a. The land use board shall consider the impact of the applicant's proposal upon all aspects of the environment including but not limited to: sewage disposal, water quality, water supply, wetlands, preservation of trees and vegetation, protection of watercourses and wetlands, protection of air resources, protection of aquifers, protection of public lands and their uses and ecosystems, the presence of nuisance factors, archeological factors
  - b. The Board's determination upon any application for development shall consider the environmental impacts affecting the subject property. In reaching a

conclusion on the acceptability of an environmental impact or the protective measures to be taken, the Board shall accept approvals obtained by the applicant from other agencies having jurisdiction over one or more of the elements insofar as such approvals satisfactorily address environmental impacts identified under this article, such as the New Jersey Department of Environmental Protection and Energy, the Gloucester County Board of Health, the Gloucester County Soil Conservation Service, and the Township Environmental Commission.

**APPENDIX E**  
**Draft Steep Slope Ordinance**  
**South Harrison Township, Gloucester County**

**Section 90-2.30 Steep Slope Regulations**

- A. Purpose. The purpose of this section is to prevent the erection of dwellings or other structures in areas unsuitable for building sites; to minimize danger to public health by protecting watersheds; to discourage erosion of soils by maintaining adequate foliage cover on hills; and to promote the perpetuation of open space on hillsides. Slope areas may be located within the any zoning district in the Township.
- B. Designation of Areas.
1. The steep slope areas shall include all areas in the Township in which the slope is 15% or more, as indicated on the current topographic maps of the U.S. Geological Survey or on a recent topographical survey prepared on behalf of any property owner. Slope calculation shall be based on contour intervals of ten feet in accordance with standard engineering procedures
  2. Areas subject to steep slope and stream area restrictions shall be indicated on a map maintained by the Township and available to the zoning officer and land use administrator.
- C. Uses Permitted. The following uses are the only uses permitted in areas subject to steep slope and stream area controls:
1. Buildings may be constructed in accordance with the regulations of the applicable zoning district, after consideration of the conservation design opportunities. No portion of a building may be constructed on a slope where the grade exceeds twenty (20) percent.
  2. Tree farming, forestry and other agricultural uses, when conducted in conformance with conservation practices that ensure adequate protection against soil erosion.
  3. Agriculture uses when conducted in conformance with conservation practices that ensure sufficient protection against soil erosion.
- D. Procedures
1. Any person desiring to change or in any way modify an existing use of land in an area subject to these controls, shall supply a statement to the Zoning Officer signifying his intentions that the intended use of the land will be a use permitted by these regulations.
  2. If such change in use involves the construction of any building the applicant shall, in addition, furnish the Zoning Officer with a statement prepared by a registered civil engineer or surveyor to the effect that the proposed building will not be erected on any land where the percentage of grade exceeds twenty (20) percent. No certificate of occupancy shall be granted until the Zoning Officer has inspected the building site and determined that the regulations imposed by this section have been observed.
- E. Special Exemptions

Single-family residences or a portion thereof may be constructed on a slope whose grade exceeds twenty (20) percent if the building is constructed in such a manner which does not disturb the existing grade and natural soil conditions and where the applicant can prove a hardship. Such a special exception will be considered a variance. An applicant shall supply the Land Use Board with the following and any other information deemed necessary:

1. Site Plan of the property indicating existing grades, with contour lines at two foot intervals, and proposed grades;
2. Landscaping Plan indicating proposed paved areas, storm drainage facilities, and ground cover, as well as trees and ornamental shrub locations;
3. Architectural plans, elevations and cross sections; and,
4. A statement prepared by a registered architect stating an explanation of the building methods to be used in overcoming foundation and other structural problems created by slope conditions, preserving the natural watersheds, and preventing soil erosion.