

# River Road Redevelopment Plan

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**TOWNSHIP OF HARMONY  
Warren County, NJ**



**Adopted by Township Committee:  
May 1, 2012**

**Prepared by:**

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# **SECTION 1. INTRODUCTION**

## **1.1 Statutory Basis for the Redevelopment Plan**

On April 7, 2009 and July 13, 2009 the Harmony Township Committee adopted a resolution directing the Township Land Use Board to conduct a preliminary investigation into whether or not 18 parcels in the general vicinity of River Road and Brainards Road qualified as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The resulting Redevelopment Study & Preliminary Investigation Report was issued on September 16, 2009. The Land Use Board held a public hearing on the investigation results on October 7, 2009 and adopted a resolution on November 4, 2009 recommending that the Township Committee designate eight of the 18 parcels as an area in need of redevelopment. The Township Committee adopted a resolution to that effect on December 1, 2009.

## **1.2 Description of the Redevelopment Area**

The River Road Redevelopment Area covers eight tax parcels in the northwestern section of Harmony Township as outlined in Table 1 and illustrated in Figure 1. The redevelopment area is further divided into three sub-districts – north, central and south. The northern sub-district consists of two parcels - the abandoned Trans-Mix quarry, which is now owned by the Township, and an adjacent farm field fronting on Brainards Road.

The central sub-district consists of four parcels. The former Witco Chemical site and an adjoining vacant parcel to its south are located on the west side of River Road (County Road 621). The Witco site contains extensive soil and groundwater contamination and is presently being cleared and remediated. The former Harmony Speedway and Baker Chemical sites are located on the east side of River Road. The speedway is essentially vacant land. The Baker site contains capped chemical detention basins and a capped landfill.

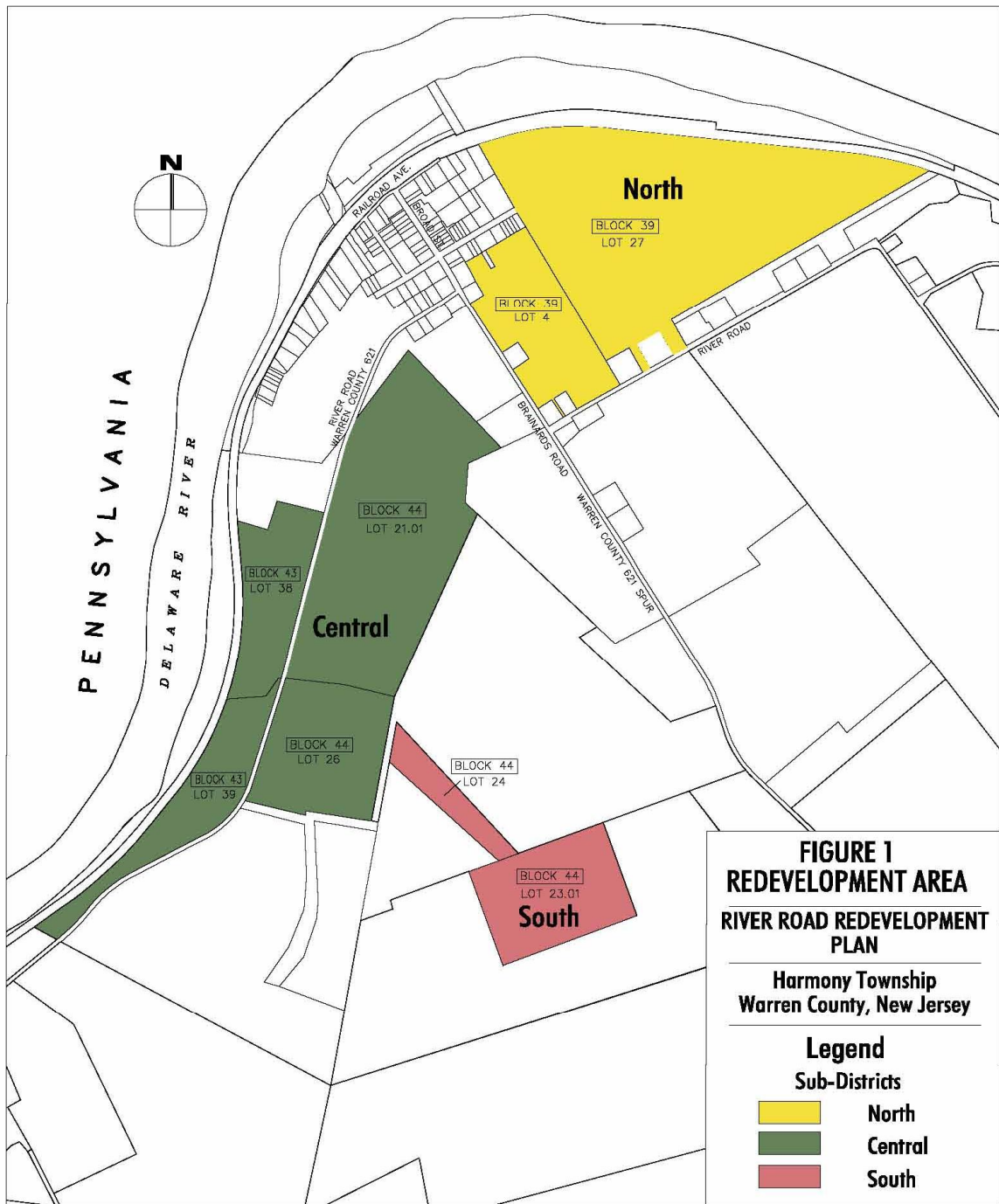
The southern sub-district contains two land-locked parcels. One parcel is currently vacant but was previously used for an outdoor recycling operation. The other parcel contains a vacant industrial building that formerly housed the Hydropress sludge-processing plant.

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Table 1  
REDEVELOPMENT AREA PARCELS

Parcel	Acreage	Description
<i>North</i>		
Block 39 - Lot 4	19.68	Farm
Block 39 - Lot 27	79.01	Former quarry
<i>Central</i>		
Block 43 - Lot 38	15	Former Witco Chemical
Block 43 - Lot 39	17.01	Vacant land
Block 44 - Lot 21.01	55.53	Former speedway
Block 44 - Lot 26	22.19	Former Baker Chemical
<i>South</i>		
Block 44 - Lot 23.01	20	Former sludge plant
Block 44 - Lot 24	5.87	Former recycling facility

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Scale: 1" = 1,000'

## **SECTION 2. THE PUBLIC PURPOSE**

### **2.1 Redevelopment Goals and Objectives**

The properties that make up the River Road Redevelopment Area are primarily abandoned commercial and industrial properties that have outlived their usefulness or profitability, and in some cases have contaminated the land and water. Due to their obsolescence, remoteness, or environmental contamination, they do not present themselves as attractive properties in the open market under standard zoning requirements or development procedures. The Township's goal is to provide an alternative development program for these properties that will allow for more creativity and flexibility while at the same time ensuring a positive, environmentally sensitive, and controlled outcome that meets the needs of the Township.

Within that context, the Township's objectives for the redevelopment area are to:

1. Return substantial parcels of underutilized and degraded land to a fully productive state by providing opportunities for a range of quality commercial and industrial uses.
2. Provide parcels of land of sufficient size and dimension to enable an orderly arrangement of new land uses.
3. Create land use and building requirements specific to the redevelopment area that are sensitive to the rural context, environmental features, and adjoining residential and agricultural uses.
4. Ensure that any contamination associated with these sites is remediated in accordance with state and federal standards.
5. Coordinate public and private investment to improve capital infrastructure for the public good and welfare.

### **2.2 Relationship to Local Objectives**

The Harmony Township Master Plan was adopted in June 2004. The River Road Redevelopment Plan is consistent with the master plan and is directly supportive of the following goals.

#### *Land Use*

- Plan for a reasonable balance among various land uses that respects and reflects the goals of the master plan.
- Establish development densities and intensities at levels which do not exceed the capacity of the natural environment.



- Encourage methods to preserve open space if development does occur.
- Encourage clean and non-offensive business and professional offices in appropriate locations.
- Establish regulations to curtail potentially harmful uses such as quarrying, refuse recycling, human waste recycling or processing which might create off-site or non-point pollution of the water supply aquifer or result in remnant brownfields.

#### *Community Design*

- Ensure that any new growth is visually and functionally compatible with the physical character of the Township.
- Provide standards and guidelines for physical design and community planning so that land uses interrelate and function harmoniously in terms of scale and location.
- Establish land use policies and design standards that will enhance visual character along existing scenic corridors.

#### *Circulation*

- Avoid inappropriate traffic intensity, volume and speed on Township roads.
- Ensure that any new growth in rural areas will not cause traffic to exceed the capacity of the existing rural road network to provide safe, efficient and convenient traffic movements during peak traffic periods.

#### *Conservation*

- Recognize and protect unique views and vistas by means of establishing scenic open space set-back requirements.
- Encourage land uses which promote energy efficiency.

## **SECTION 3. THE REDEVELOPMENT PLAN**

### **3.1 Plan Overview**

The properties in the redevelopment area are intended to be returned and/or repurposed to clean, productive, commercial and light industrial uses while respecting the rural character of the Township. To that end, planned redevelopment activities will incorporate creative design practices and green building technology; as well as open space preservation and enhancement efforts.

The plan creates three sub-districts – north, central and south –in recognition of certain distinguishing characteristics within the redevelopment area (See Figure 1). The northern sub-district contains the former quarry, which presents certain topographic and access challenges. This sub-district also has extensive river frontage and abuts the residential uses in Brainards. The intent here is to ensure that redevelopment activities respect the Brainards neighborhood with compatible new uses that blend in with the existing fabric; or in the alternative are appropriately buffered to avoid any negative impacts on the neighborhood. The effective redevelopment of the northern sub-district will depend in part on providing the former quarry with access to and/or frontage on Brainards Road. (See Section 3.7 for details regarding the provision of affordable housing in this sub-district.)

The central sub-district contains properties fronting on River Road/CR 621. These properties are or will soon be vacant and environmental contamination is being remediated. The intent is to redevelop these properties with well-planned commercial and light industrial uses while enhancing the River Road scenic corridor.

The southern sub-district contains two land-locked properties. One is vacant and the other is occupied by an abandoned industrial building. The intent is to redevelop these properties with uses that generate minimal traffic and require minimal exposure.

Green space will be found throughout the redevelopment area to define and connect the various components, to protect environmentally sensitive features and to buffer adjoining residential and agricultural uses. Green building techniques are also encouraged to enhance the project's sustainability.

### **3.2 Definitions**

All terms used herein shall have the same meaning as defined in the Harmony Township Zoning Ordinance unless otherwise specified in this redevelopment plan.

### 3.3 Waivers

Variation from the requirements set forth in this redevelopment plan may be necessary in certain unusual circumstances or to meet state or federal permit requirements. In such an instance, the Harmony Township Land Use Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare. Any changes considered substantive or involving a use that is not permitted by this plan will require an amendment of this redevelopment plan in accordance with Section 7.1.

### 3.4 Land Use and Development Requirements

#### 3.4.1 Permitted Uses

Table 2 provides the list of permitted uses in each of the redevelopment area sub-districts. All uses are subject to the requirements of the Redevelopment Plan Design Standards, the Harmony Township Zoning Ordinance or as otherwise stated in this plan. Uses permitted by specific provision of the Municipal Land Use Law are also permitted in the redevelopment area. All uses are subject to the performance standards found in Article VII of the Harmony Zoning Ordinance and any other applicable, local, state or federal standards.

Table 2  
REDEVELOPMENT AREA PERMITTED USES

Use	North	Central	South
AR-250 Option (see §3.4.2)	√		
Business & professional offices	√	√	
Self-storage facility			√
Scientific, engineering and/or research laboratories	√	√	
Warehouse & distribution centers		√	
Industrial*	√	√	√
Alternative energy facilities (see Section 3.4.4(e))	√	√	√

\*Industrial: The fabrication, processing or assembly of goods and materials within an enclosed structure into a finished product, where such activities create no major hazard from fire or explosion and produce no toxic or corrosive fumes, gas, smoke, odors, obnoxious dust or vapor, offensive noise or vibration, glare, flashes or objectionable effluent.

### 3.4.2 Prohibited Uses

Any use that is not expressly permitted in the redevelopment area is prohibited. For further clarification, the following uses are expressly prohibited in the redevelopment area:

- Toxic or hazardous waste collection, storage, transfer or processing; and truck, tractor and tractor/trailer parking other than as a component of a permitted use.
- Potentially harmful uses such as quarrying, refuse recycling, waste transfer stations, sludge or human waste recycling or processing, which might create off-site or non-point pollution of the water supply aquifer or result in remnant brownfields.
- Any other use specifically prohibited by local ordinance.

### 3.4.3 AR-250 Option

The Northern sub-district may be developed in accordance with the use and design standards governing the AR-250 Agricultural/Residential Zone. The development will, however, conform to all other provisions of this redevelopment plan. The Northern sub-district may also combine elements of the AR-250 zone with other uses permitted in this district by the redevelopment plan but only as part of a single comprehensive plan for the sub-district.

### 3.4.4 Design Standards

The following design standards will be applied to all development in the River Road Redevelopment Area other than development covered by the AR-250 option discussed in Section 3.4.3. Any elements not covered by these standards will be subject to other appropriate provisions of this redevelopment plan and/or the Harmony Zoning Ordinance. All redevelopment activities are also subject to applicable state and federal requirements.

#### (a) General

All new construction in the redevelopment area will conform to the following standards.

*Number of Principal Structures* – More than one principal structure is permitted on a redevelopment parcel as long as it is presented as part of a comprehensive development plan.

*Parcel Size* – It is the intention of this plan to encourage redevelopment on large consolidated parcels as part of a comprehensive plan. In the event of a subdivision, however, no single redevelopment parcel will be less than five acres. Each parcel shall have a minimum street frontage of 100 feet in the northern and central sub-districts. Due to the landlocked nature of the southern sub-district, there is no minimum street frontage requirement. In lieu of street frontage, the redeveloper must demonstrate that

there are appropriate easements in place to provide access to a public street that will adequately support the proposed use of the site. There are no minimum lot width requirements.

The minimum parcel size may be waived by the Land Use Board to satisfy certain financing, ownership or management requirements provided that the redevelopment area continues to function as one comprehensive unit including cross-access and maintenance agreements.

*Setbacks/Yards* – All principal and accessory structures in the redevelopment area will be set back at least 100 feet from all property lines. Parking, internal roadways, pedestrian and bicycle pathways, ornamental structures and signs are permitted in the setback areas subject to the approval of the Land Use Board during the site plan review process, with the exception that parking is prohibited in the front yard setback. All setback areas are to be suitably landscaped consistent with the project's overall landscaping and open space plan.

All structures will be arranged to provide adequate light and air, a safe and efficient pedestrian and vehicular circulation system, the maximum amount of open space, appropriate access for the maintenance of all structures, and a visually pleasing environment. The final layout of all structures in the redevelopment area will be subject to the approval of the Land Use Board during the site plan review process.

*Building Height* – The maximum height of all buildings in the redevelopment area is three stories and 45 feet.

The Land Use Board may allow certain minimal exceptions for architectural ornamentation and rooftop mechanical equipment during the site plan review process if it can be demonstrated that the exception will contribute to the architectural theme of the development or is necessary for the safe and efficient operation of the building; and will not create a visual detriment to surrounding properties. All rooftop mechanical equipment must be screened from view.

*Land Coverage* – Total impervious coverage should be kept to a minimum but in no case will it exceed 55% of the total redevelopment parcel. The redeveloper must show compliance with all applicable wetland, stream encroachment and storm water requirements.

## **(b) Signs**

In addition to complying with the sign standards currently found in the Harmony ordinances, the redeveloper will prepare a comprehensive sign plan as part of the site

plan process that will identify, locate and illustrate each proposed sign within the redevelopment area. The sign plan must demonstrate to the satisfaction of the Land Use Board that the absolute minimum amount of signage is being used and that the following performance standards have been met:

- The requested signage is necessary for the reasonable identification of the tenants.
- The requested signage will not contribute to visual clutter.
- The requested signage will not present any safety hazards.
- The requested signage will complement the architectural style of the development.
- All signs will be professionally designed and constructed of a durable material.
- Freestanding signs will be consolidated at strategic locations, be limited to the name and logo of the project or center, and be ground-based as opposed to pole-mounted.
- Tenant directory signs will be located internal to the site and away from the right-of-way.
- Façade signs will complement and not interfere with, be out of proportion with, or cover over a building's architectural details.

All changes to the original sign plan and all requests for temporary signs must be submitted to the Land Use Board for approval.

### **(c) Green Space**

Any portion of a redevelopment parcel that is not absolutely required for buildings, parking or loading will be devoted to green space. The redeveloper will prepare a comprehensive landscaping and open space plan for review by the Land Use Board as part of the site plan review process. The plan will be prepared by a certified/registered Landscape Architect.

The following sections of the Harmony Zoning Ordinance will be used as the basis of the landscaping and open space plan: Section 165-20 – Preservation of natural resources, Section 165-21 – Buffer, screening and landscaping, and Section 165-17E – Special provisions. The redeveloper will enhance those base requirements as necessary and as directed by the Land Use Board to address and demonstrate how each of the following objectives will be achieved:

- Preservation of existing natural features.
- Protection of environmentally sensitive features.
- Preservation of the rural and scenic quality of River Road.
- Preservation of river views and other scenic vistas.
- Mitigation of "heat island" effects.
- Providing opportunities for pedestrian and bicycle circulation.
- Appropriate visual and noise buffers.

Fragmentation of the green areas into numerous small strips will be avoided. Green spaces should be reasonably contiguous and whenever possible abut existing or potential open space on adjacent parcels to form the basis for an integrated greenway system.

#### **(d) Parking and Loading**

Parking and loading facilities in the redevelopment area will be provided in accordance with the Harmony Zoning Ordinance. The total number of parking spaces on any given parcel in the redevelopment area will not exceed 105% of the base requirement.

Shared access and parking arrangements between adjoining properties are encouraged. Whenever possible and practical, each parcel will provide cross-access easements for parking and access driveways guaranteeing access to adjacent lots.

Surface lots are to be extensively landscaped in accordance with the comprehensive landscaping plan for the site. Tree islands are recommended at the ends of each aisle and interspersed within aisles to provide visual relief from long expanses of parking and to guide circulation. Whenever possible, surface parking should be screened from the street by buildings.

Safe provisions for pedestrian access to and through a parking lot is required, including striping, enhanced pavement markings, traffic calming features and sufficient lighting.

#### **(e) Alternative Energy Facilities**

Alternative energy systems (solar and wind energy conversion systems) are permitted in all sub-districts in the redevelopment area in accordance with the standards established for such systems by Harmony Township for the I-1 Industrial Zone except that the minimum lot size for solar production systems shall be 20 acres. Alternative energy systems shall also conform to all applicable standards promulgated by any state or federal agency.

### **3.4.5 Green Buildings**

All buildings and facilities should be constructed in accordance with the LEED (Leadership in Energy & Environmental Design) Green Building Rating System developed by the U.S. Green Building Council or other comparable system for measuring sustainability. The LEED system is a voluntary national standard that defines high performance green buildings, which are healthier, more environmentally responsible, and more efficient structures.

Green buildings blend environmental, economic, and occupant-oriented performance features designed to:

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources
- Minimize strain on local infrastructure
- Reduce energy and operating costs
- Optimize life-cycle economic performance
- Improve air, thermal and acoustic environments
- Improve employee productivity and satisfaction
- Enhance occupant comfort and health

Buildings constructed in accordance with the LEED rating system often optimize the use of natural daylight and ventilation, capture water runoff for internal use, utilize finishes and materials low in volatile organic compounds to improve indoor air quality, utilize recycled and renewable building materials, optimize climatic conditions for internal heating and cooling through site orientation and design, utilize energy efficient equipment and systems, and maximize the use of local materials to limit transportation costs.

The extent to which green design standards will be employed in a given project will be outlined in the redevelopment agreement between the redeveloper and the Township.

### **3.5 Provisions Related to Off-Site Improvements**

The designated redeveloper or other such party responsible for the development of a property in the redevelopment area will be responsible for their fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, telecommunications, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Township. Off-site responsibility for properties not covered under the redevelopment's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements will comply with applicable local, state and federal codes including the Americans With Disabilities Act. All utilities will be placed underground.



### **3.6 Provisions Related to State and Federal Regulations**

Certain redevelopment activities proposed in this plan may be subject to state and federal standards, regulations and permit requirements. The redeveloper is responsible for ensuring compliance with all applicable standards and obtaining necessary state and federal permits prior to the issuance of any construction permits.

### **3.7 Provisions Related to Affordable Housing**

The redeveloper is responsible for providing any affordable housing obligation generated by the redevelopment activities in compliance with the current rules and regulations of the Council on Affordable Housing or its successors and the most current Township housing element and fair share plan. The exact number and method of providing the units will be specified in the redevelopment agreement.

In June 2010 the Township adopted a third round housing element and fair share plan that identified the "Transmix Site" (Lot 27 in Block 39, which is located in the Northern sub-district) as one of several sites for satisfying a portion of the Township's COAH obligation. Although COAH was abolished as an agency in 2011, the statute and rules governing affordable housing obligations had yet to be revised as of the date of this redevelopment plan. As a result, the Township's fair share plan remains intact but in a state of uncertainty as to whether or not it will be implemented as adopted, revised, or repealed. Therefore, any redevelopment of the Transmix Site shall provide for affordable housing in compliance with the Township's most current fair share plan, until such time as it is amended in accordance with new State directives.

N.J.S.A. 40A:12A-7 requires an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure. The properties in the redevelopment area are former commercial and industrial sites, farmland or vacant land. There are no residential properties in the redevelopment area.

### **3.8 Environmental Impact Statement**

The redeveloper will prepare a comprehensive environmental impact statement (EIS) for review by the Harmony Township Land Use Board as part of the site plan review process. The redeveloper will retain one or more qualified professionals to perform the necessary work. The EIS will be presented in a detailed descriptive report which will include written,

graphic or other explanatory material. Certain requirements may be waived by the Land Use Board if the redeveloper can prove conclusively that specific requirements are unwarranted. The EIS will include the elements listed below.

### **3.8.1 Site Description and Inventory**

Provide a description of environmental conditions on the site, which shall include but not be limited to the following items:

- a. Types of soil. List and describe each soil type located on the site. If applicable, provide percolation data. Where the proposed area of land disturbance will involve soils with moderate or severe limitations, as per the Soil Survey of Warren County - Soil Conservation Service, relative to the type of project proposed, a complete mapping of all soil types on the site will be required indicating where those moderate and severe limitations exist.
- b. Topography. Describe the topographic conditions of the site.
- c. Geology. Describe the geologic formations and features associated with the site as well as depth to bedrock conditions.
- d. Vegetation. Describe the existing vegetation on the site. When required, prepare a map showing the location of major vegetation groupings, such as woodland, open field and wetland. Where woodlands are delineated, indicate the forest type.
- e. Wildlife. Identify all known wildlife on site including threatened and endangered species and habitats.
- f. Surface water. Describe and map existing watercourses, water bodies, floodplains and wetlands that are partially or totally on the site and their relationship to the area of disturbance.
- g. Subsurface water. Describe the subsurface water conditions on the site, in terms of depth to groundwater, water tables elevations, and of water supply capabilities of the site. Where existing conditions warrant, provide detailed information regarding existing wells within five hundred (500) feet of the site relative to depth, capacity capabilities of the adjacent areas and the recharge capabilities of the site.
- h. Unique, scenic and/or historic features. Describe and map those portions of the site that can be considered to have unique, scenic and/or historic qualities.
- i. Existing development features. Describe any existing features on the site that are not considered to be part of the natural environment. This may include, but not necessarily be limited to, buildings, roads, accessory structures, utility lines, etc.
- j. Site contamination. Summarize the type and extent of contamination and the status of any remediation efforts.
- k. Miscellaneous. Any other features that may be required by the Land Use Board during the site plan review process.

### **3.8.2 Impact Assessment**

Discuss both the negative and positive on-tract and off-tract impacts of the development. Indicate those negative impacts that are unavoidable. The specific concerns that shall be considered include, but are not limited to, the following:

- a. Soil erosion and sedimentation resulting from surface runoff.
- b. Flooding and floodplain disruption.
- c. Degradation of surface water quality.
- d. Groundwater pollution.
- e. Water supply and water conservation.
- f. Reduction of groundwater capabilities.
- g. Sewage disposal.
- h. Solid waste disposal.
- i. Vegetation destruction.
- j. Disruption of wildlife habitats.
- k. Destruction of scenic and historic features.
- l. Air quality degradation.
- m. Noise levels.
- n. Energy utilization and conservation.
- o. Effect on public services, e.g. schools, fire, police, etc.
- p. Traffic congestion.

## **SECTION 4. RELATIONSHIP TO THE ZONING ORDINANCE**

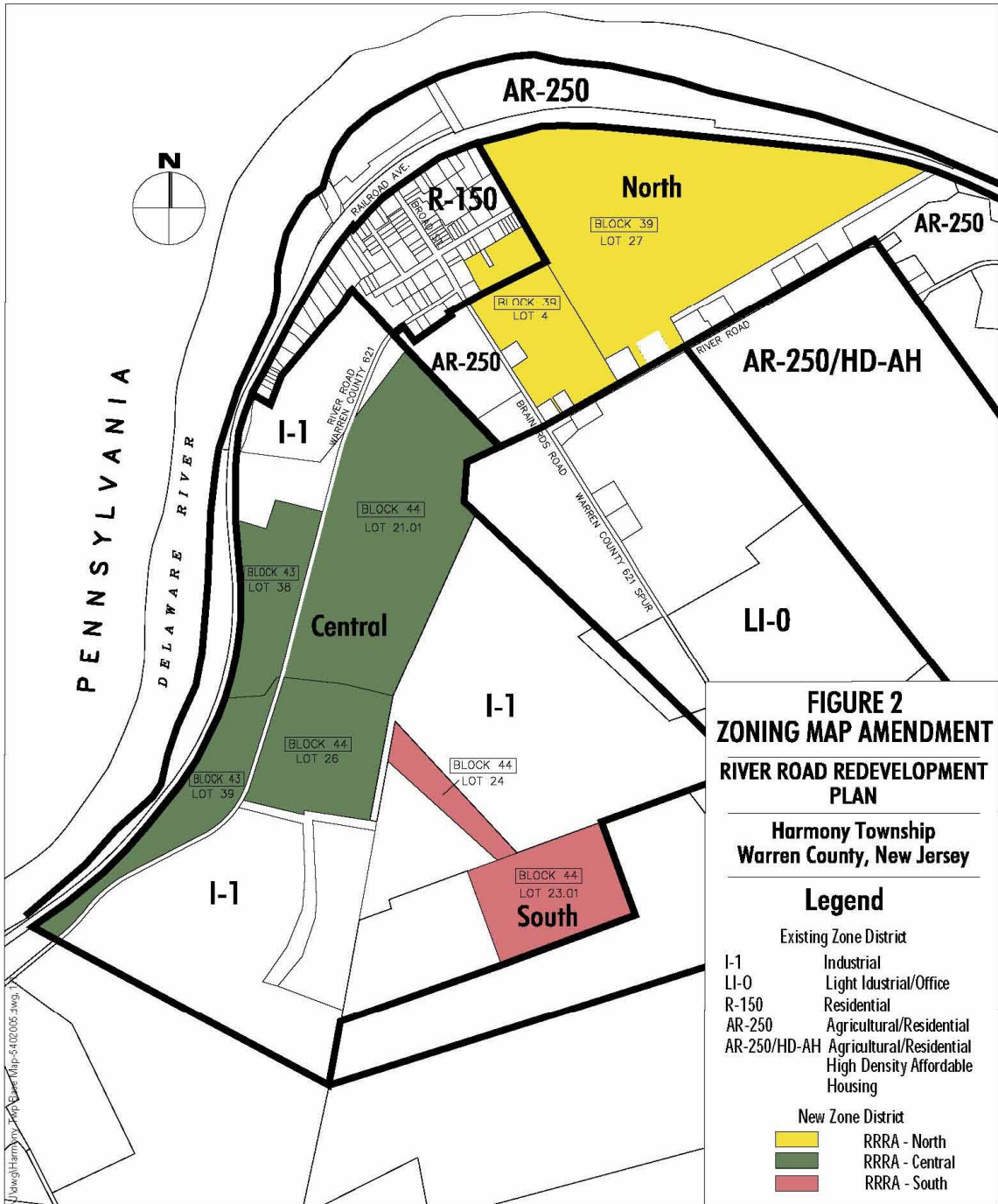
### **4.1 Zoning Ordinance**

The standards contained within this redevelopment plan supersede any conflicting regulations in the Harmony Township Zoning Ordinance. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Harmony Township Zoning Ordinance or other applicable Harmony code or ordinance will be required.

### **4.2 Map Amendment**

The Zoning Map of the Township of Harmony is hereby amended in accordance with Figure 2 to indicate the boundaries of the redevelopment area and to identify the three sub-districts as:

- River Road Redevelopment Area North,
- River Road Redevelopment Area Central, and
- River Road Redevelopment Area South.



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Scale: 1" = 1,000'

## **SECTION 5. ACQUISITION AND RELOCATION**

### **5.1 Acquisition Proposal**

All properties within the redevelopment area are subject to acquisition under this plan for the purposes of conducting redevelopment activities including new construction, roads, and public space. The properties may be acquired either directly by a designated redeveloper or by the Township of Harmony for transfer to a designated redeveloper. The proposed acquisitions will provide redevelopment parcels of sufficient size and dimension to enable the development of a comprehensively designed project.

### **5.2 Relocation Proposal**

The Township, its agencies and/or the designated redeveloper will be responsible for providing relocation assistance as required by law. All costs associated with said acquisition and relocation will be borne by the designated redeveloper. Details related thereto will be determined within the context of the redevelopment agreement negotiated between the Township and the redeveloper.

The Township, its agencies and/or the designated redeveloper will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed with and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. Relocation compensation and assistance would be provided be in accordance with the approved WRAP.

Based on Township tax records and field investigations there were no occupied buildings in the redevelopment area when this plan was prepared.

## **SECTION 6. RELATIONSHIP TO OTHER PLANS**

### **6.1 Plans of Adjacent Municipalities**

Harmony Township is located in southwestern Warren County. The adjoining municipalities are Lopatcong Township to the south, Franklin Township to the east, and White Township to the north. Harmony's western border is formed by the Delaware River and the New Jersey-Pennsylvania border.

The redevelopment area is located on the western edge of the Township and does not abut any municipal boundaries in New Jersey. The River Road Redevelopment Plan is unlikely to have a notable impact on any of the adjacent municipalities although new services, products and jobs resulting from the redevelopment plan will be available to residents and businesses in the region.

### **6.2 Warren County Strategic Growth Plan**

The Warren County Strategic Growth Plan was adopted in 2005. The following county goals are relevant to and compatible with the River Road Redevelopment Plan:

- Preserve and enhance rural character as well as agricultural, natural, environmental, historic and open space resources and provide incentives to achieve this goal.
- Encourage desirable development that provides local employment opportunities in existing centers.

Although the properties in the redevelopment area are not located in centers, they have a history of heavy commercial and industrial development and resulting contamination. Cleaning up and reusing these properties will remediate environmental damage, provide an alternative to greenfield development - thereby preserving agricultural and open space lands - and provide job opportunities.

### **6.3 State Plans**

#### **New Jersey State Development and Redevelopment Plan**

The redevelopment area is located in the State Development and Redevelopment Plan Rural Planning Area (PA-4). The River Road Redevelopment Plan is compatible with the State Plan's intention for the Rural Planning Area, which is to maintain large contiguous areas of farmland and other lands, by focusing future development on previously developed commercial and industrial sites - i.e. brownfields instead of greenfields.

The redevelopment plan's land use and development requirements also further the following State Plan policy objectives:

- *Land Use*  
Development and redevelopment should use creative land use and design techniques to ensure that it does not conflict with agricultural operations.
- *Economic Development*  
Any economic development in the environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources.

The State Development and Redevelopment Plan is scheduled to be replaced by a new *State Strategic Plan* in 2012 that will eliminate planning areas and focus on "priority growth investment areas" that will include designated redevelopment areas.

#### **Highlands Regional Master Plan**

The redevelopment area is located in the Highlands planning area making conformance with the Regional Master Plan (RMP) voluntary. Harmony Township has chosen not to conform to the RMP in the planning area.



## **SECTION 7. PROCEDURAL REQUIREMENTS**

### **7.1 Amending the Redevelopment Plan**

This plan may be amended from time to time in accordance with the procedures of the Local Redevelopment and Housing Law. To the extent that any such amendment materially affects the terms and conditions of a duly executed redevelopment agreement between a redeveloper and Harmony Township, the provisions of the redevelopment plan amendment will be contingent upon the amendment of the redevelopment agreement to provide for the plan amendment.

### **7.2 Certificate of Completion and Compliance**

Upon the inspection and verification by Harmony Township's redevelopment entity that the redevelopment of a parcel subject to a redevelopment agreement has been completed, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel will be deemed no longer in need of redevelopment.

This redevelopment plan will remain effective until the redevelopment area has been redeveloped and deemed no longer in need of redevelopment by the Harmony Township Committee.

### **7.3 Approval Process**

#### **7.3.1 General**

In order to ensure maximum compliance with the redevelopment plan, the following procedures will be followed for all properties in the redevelopment area.

Projects that consist solely of repair, renovation, or façade improvements of existing buildings, and do not alter the footprint of the building or otherwise intensify the use of the site, may proceed directly to the Land Use Board in accordance with standard application procedures and other applicable provisions of this redevelopment plan. All other projects must first proceed to the Township Committee acting as the redevelopment entity pursuant to Section 7.3.2 below.

#### **7.3.2. Township Committee**

The Township Committee acting as the redevelopment entity shall review all proposed redevelopment projects within the redevelopment area brought before it pursuant to Section

7.3.1 to ensure that each project is consistent with the redevelopment plan and any applicable redevelopment agreement. The Township Committee's review shall occur prior to the submission of a redevelopment project to the Township Land Use Board. As part of its review, the Township Committee may require the redeveloper to submit proposed site plan applications to a subcommittee of the Township Committee prior to the submission of an application to the Land Use Board. The subcommittee may include members of the Township Committee and any other members and/or professionals as determined necessary and appropriate by the Township Committee. The subcommittee shall make its recommendations to the Township Committee.

In addition to determining whether the proposal is consistent with this redevelopment plan and any applicable redevelopment agreement, the Township Committee may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the redevelopment plan and make recommendations for improvement to the proposed development.

### **7.3.3 Land Use Board**

All development applications shall be submitted to the Harmony Township Land Use Board, either directly or through the Township Committee as provided for in Sections 7.3.1 and 7.3.2. The application process will follow the usual site plan and subdivision procedures outlined in the Municipal Land Use Law and applicable Township Ordinances.

The Land Use Board shall deem any application for redevelopment and/or rehabilitation for any property subject to this redevelopment plan incomplete if the applicant has not received approval from the Township Committee in accordance with Section 7.3.2, stating that its application is consistent with the redevelopment plan and redevelopment agreement.

The Land Use Board shall not grant any deviations from the terms and requirements of this redevelopment plan, including the granting of any "d" variances. Notwithstanding the foregoing, the Planning Board may grant a "c" variance in accordance with the requirements of Section 3.3 of this redevelopment plan entitled "Waivers". All other proposed changes would require a request for an amendment to the redevelopment plan. The Township Committee is under no obligation to grant an amendment to the redevelopment plan, but may do so in its sole discretion.