



Harrison Township

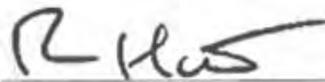
Housing Element & Fair Share Plan of the Municipal Master Plan

**June 9, 2025
Amended February 18, 2026**

Adopted 6/19/2025
Amended Plan adopted 3/5/2026
Planning Board Resolution */2025

Prepared in Accordance with
N.J.S.A. 40:55D-28.b.(3) MLUL
& N.J.S.A. 52:27D-310 FHA




Richard Hunt, PP, AICP
N.J. Professional Planner #6478

Prepared in Accordance with
N.J.S.A. 40:55D-28.b.(3) MLUL
& N.J.S.A. 52:27D-310 FHA

Alaimo Group
200 High Street
Mt. Holly, New Jersey, 8060

609-267-8310

Document original Signed and sealed in accordance with N.J.A.C. 13:41-1.3 and filed in Harrison Clerks Office

Harrison Township

Township Committee

Adam Wingate Mayor/ Committee Member
TJ Coakley, Deputy Mayor/ Committee Member
Jeffrey Jacques, Committee Member
Kevin French, Committee Member
Michelle Powell, Committee Member

Joint Land Use Board

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Walter Bright, Chair
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Bill Madara, Member
Nicholas Giovinco, Member
John Williams, Member
Michelle Powell, Member
Ernest Stewart, Alternate #2
Vacant, Alternate #3
Vacant, Alternate #4

Administrative and Professional Staff

Donna Schwager, Joint Land Use Board Secretary
Julie Cundey, Municipal Clerk
Kathy Schools, Deputy Municipal Clerk
Dennis Chambers, Township Manager
Johanna Kanauss, Zoning Officer
Brian J. Duffield Esq., Municipal Attorney
Marla M. DeMarcantonio Esq., Land Use Board Attorney
Erin E. Simone, Affordable Housing Attorney
Richard W Hunt, PP, AICP, Municipal Planner, Alaimo Group
William Long, PE, Municipal Engineer, Alaimo Group
Bryan Clark, PE, Board Engineer, Pennoni Associates

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Introduction

This Housing Element and Fair Share Plan (HEFSP) outlines Harrison Township's strategy to meet its constitutional obligation to provide a realistic opportunity for the development of affordable housing. This plan complies with the requirements set forth in the amended Fair Housing Act (P.L. 2024, c.2) and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). The Housing Element of Harrison Township Master Plan is implemented by zoning ordinance. Pursuant to N.J.S.A. 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance until and unless the planning board would have adopted a land use plan element and a Housing Plan Element of the master plan.

The Housing Element set forth under the Fair Housing Act includes:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of unit affordable to low and moderate income households and substandard housing capable of being rehabilitated and in conducting the is inventory the municipality shall have access on a confident basis for the sole purpose of conducting the inventory to all necessary propriety tax assessment records and information in the assessor's office including but not limited to the property record cards;
- b. A projection of the municipalities' housing stock including the probable future construction of low- and moderate-income housing, for the next ten years, considering, but not necessarily limited to, construction permits issues, approvals of application for development and probable residential development of lands.
- c. An analysis of the municipalities' demographic characteristics including but not necessarily limited to household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipalities' present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housings, as established pursuant to N.J.S.A. 52:27D-304.1;
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for the conversion to, or rehabilitation for low- and moderate-income housing including a consideration of lands of developer who have expressed a commitment to provide low- and moderate-income housing;

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- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to N.J.S.A. 52:27D-329.20(f)(1);
 - h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to N.J.S.A. 13:20-4, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
 - i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

***Procedural History of Mount Laurel Compliance:
Harrison Township History***

The Township of Harrison has demonstrated consistent compliance with its Mount Laurel obligations; the following facts demonstrate the Township's compliance.

In October of 1990, the Township's First-Round plan received substantive certification. Then, in 1999, following a builder's remedy lawsuit, the Township adopted a Second-Round plan. This was eventually amended in 2001. Initially, the Township did not submit a Third-Round Plan, but eventually did adopt one in 2008, which was deemed complete by COAH in 2009.

In March of 2011, Harrison Township adopted a revised Third Round Spending Plan, which was then approved by COAH within the same month. In 2014, the Township adopted an amended Spending plan, but this was never reviewed or approved by COAH. Less than a year later, the New Jersey Supreme Court found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 NJ. (2015) (Mount Laurel IV). Pursuant to the Mount laurel IV decision, in July of 2015, Harrison petitioned the Superior Court for declaratory judgement and immunity from builder's remedy suites in order to comply with its affordable housing obligations

In 2016, the Township and the Fair Share Housing Center (“FSHC”) entered into successful negotiations to settle its fair share obligation. Negotiations resulted in execution of a Settlement Agreement between the Township and FSHC, dated November 14, 2019, which was approved at a fairness hearing on January 7, 2020. A Conditional Judgment of Compliance and Repose was entered on January 27, 2021. During final compliance, the Township became aware that Madison Richwood, LLC intended to sell the Richwood Village Project, which necessitated changes to the Township’s Fair Share Plan. Thereafter, the Township and FSHC entered into an Amended Settlement Agreement, dated December 20, 2021, which was approved at a fairness hearing held on March 8, 2022. A Final Judgment of Compliance and Repose was entered on January 3, 2023, confirming the Township’s compliance with its Third Round obligations.

This current Housing Element and Fair Share Plan has been prepared "Municipal Land Use Law" (N.J.S.A. 40:55D-28) (“MLUL”), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (“FHA”), as amended by P.L. 2024 c.2, Administrative Directive #14-24, the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et. seq.), and the Fair Housing Act Regulations (N.J.A.C. 5:99.1 et seq.). An updated Housing Element and Fair Share Plan is necessary to address the Township’s Fourth Round affordable housing obligations. The Fourth Round runs from July 1, 2025 to July 1, 2035. This Fourth Round Housing Element and Fair Share Plan will serve as the foundation for the Township’s submission to the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program (“Program”).

Housing Element

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- F. Conclusion
- G. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to N.J.S.A. 52:27D-329.20(f)(1);
- H. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to N.J.S.A. 13:20-4, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- I. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

A. Municipal Housing Stock Inventory:**1. Year Structure Built**

Year Built	Estimated Housing Units
Total	4,170
Owner occupied:	3,851
Built 2020 or later	12
Built 2010 to 2019	503
Built 2000 to 2009	1,338
Built 1990 to 1999	968
Built 1980 to 1989	343
Built 1970 to 1979	210
Built 1960 to 1969	182
Built 1950 to 1959	69
Built 1940 to 1949	60
Built 1939 or earlier	166
Renter occupied:	319
Built 2020 or later	0
Built 2010 to 2019	42
Built 2000 to 2009	60
Built 1990 to 1999	62
Built 1980 to 1989	56
Built 1970 to 1979	26
Built 1960 to 1969	38
Built 1950 to 1959	14
Built 1940 to 1949	0
Built 1939 or earlier	21

U.S. Census Bureau, U.S. Department of Commerce. (2023). Tenure by Year Structure Built. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25036*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25036?q=Harrison+Township+Gloucester+County+New+Jersey+b25036>.

2. Occupied Housing Units by Year Householder Moved into Unit

Subject	Estimated Population
Total population in occupied housing units:	13,610
Owner occupied:	12,894
Moved in 2021 or later	1206
Moved in 2018 to 2020	2403
Moved in 2010 to 2017	3151
Moved in 2000 to 2009	3587
Moved in 1990 to 1999	1855
Moved in 1989 or earlier	962
Renter occupied:	716
Moved in 2021 or later	107
Moved in 2018 to 2020	111
Moved in 2010 to 2017	462
Moved in 2000 to 2009	12
Moved in 1990 to 1999	24
Moved in 1989 or Earlier	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Total Population in Occupied Housing Units by Tenure by Year Householder Moved Into Unit. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25026*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25026?q=Harrison+Township+Gloucester+County+New+Jersey+b25026>.

3. Estimated Housing Quality for Municipality

Condition	Harrison Township	
	Units	Estimated Percentage
Lacking Complete Plumbing Facilities	0	0%
Lacking Complete Kitchen Facilities	2	0.05%
No Telephone Service Available	35	0.8%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

4. Estimated Value Owner Occupied Housing Units by Mortgage Status

Estimated Value owner occupied housing units by mortgage status	Estimated Housing Units
Less than 50,000	43
50,000 to 99,999	24
100,000 to 149,999	133
150,000 to 199,999	66
200,000 to 299,999	372
300,000 to 499,999	1422
500,000 to 999,999	1713
1,000,000 +	78

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

5. Estimated Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent	Estimated Units	Estimated Percentage
Lower than 500	94	29.5%
500 to 999	54	16.9%
1,000 to 1,499	62	19.4%
1,500 to 1,999	41	12.9%
2,000 to 2,499	7	2.2%
2,500 to 2,999	18	5.6%
3,000 +	14	4.4%
Occupied Units Paying Rent	319	X
No Rent Paid	29	9.1%
Median Gross Rent	\$875	

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACS5Y2023.B25061?q=Harrison+Township+Gloucester+County+New+Jersey+b25061>.

6. Selected Monthly Owner Costs

	Estimated Housing Units	Estimated Percentage
Housing units with a mortgage	2,954	X
Less than \$500	26	0.9%
\$500 to \$999	13	0.4%
\$1,000 to \$1,499	69	2.3%
\$1,500 to \$1,999	214	7.2%
\$2,000 to \$2,499	480	16.2%
\$2,500 to \$2,999	247	8.4%
\$3,000 or more	1,905	64.5%
Median (dollars)	\$3,510	X
Housing units without a mortgage	897	X
Less than \$250	0	0.0%
\$250 to \$399	0	0.0%
\$400 to \$599	133	14.8%
\$600 to \$799	76	8.5%
\$800 to \$999	142	15.8%
\$1,000 or more	546	60.9%
Median (dollars)	\$1,115	X

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACS5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACS5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACS5Y2023.B25061?q=Harrison+Township+Gloucester+County+New+Jersey+b25061>.

7. Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)

	Estimated Housing Units
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	2,954
Less than 20.0 percent	1,444
20.0 to 24.9 percent	544
25.0 to 29.9 percent	286
30.0 to 34.9 percent	256
35.0 percent or more	424
Not computed	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	897
Less than 10.0 percent	391
10.0 to 14.9 percent	184
15.0 to 19.9 percent	86
20.0 to 24.9 percent	125
25.0 to 29.9 percent	21
30.0 to 34.9 percent	13
35.0 percent or more	77
Not computed	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25061?q=Harrison+Township+Gloucester+County+New+Jersey+b25061>.

8. Gross Rent as a Percentage of Household Income

Occupied Units Paying Rent	Estimate Housing Units	Estimated Percentage
Less than 15.0 percent	68	26.4%
15.0 to 19.9 percent	9	3.5%
20.0 to 24.9 percent	53	20.5%
25.0 to 29.9 percent	47	18.2%
30.0 to 34.9 percent	14	5.4%
35.0 percent or more	67	26.0%
Not computed	61	X

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.B25061?q=Harrison+Township+Gloucester+County+New+Jersey+b25061>.

9. Housing Occupancy and Vacancy Rates

Housing Occupancy	Estimated Housing Units
Occupied housing units	4,170
Vacant housing units	160
Owner-occupied	3,851
Renter-occupied	319

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

10. Average Household Size by Tenure

	Estimated Household Size
Average household size of owner-occupied unit	3.35
Average household size of renter-occupied unit	2.24

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

11. Bedrooms by Housing Unit

Bedrooms	Estimated Housing Units
No bedroom	12
1 bedroom	103
2 bedrooms	444
3 bedrooms	1085
4 bedrooms	2301
5 or more bedrooms	382

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

12. Occupants per Room

Occupants by Room	Estimated Housing Units	Estimated Percentage
Total Occupied Housing Units	4,170	
1 or less	4,163	99.8%
1.01 to 1.5	7	0.2%
1.51 or more	0	0.0%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

13. Mortgage Status

Mortgage Status	Estimated Housing Units	Estimated Percentage
Owner-occupied units	3,851	X
Housing units with a mortgage	2,954	76.7%
Housing units without a mortgage	897	23.3%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>.

B. Projection of Municipal Housing Stock

Projection of low/moderate income housing as a segment is based on historical 10 year construction permits issued along with residential development potential.

Year	Housing Units Authorized by Building Permits
2023	45
2022	5
2021	11
2020	8
2019	17
2018	23
2017	28
2016	77
2015	17
2014	51
Total	282
Average	28.2

[New Jersey Department of Community Affairs](#)

The projection of Harrison Township's Housing Stock is based on the historical 10 year mean of the housing units (28.2) authorized by building permits. The probable future construction of low- and moderate-income housing in Harrison is based on implementation of the Harrison Fair Share Plan.

C. Municipal Demographic Characteristics**1. Population Trends**

Harrison Township, Gloucester County, New Jersey, DVRPC 2050 Forecast	
2020 Population	13,641
2050 Forecast	16,697
Absolute Change	3,056
Percent Change	22.40%

[Adopted 2050 v2.0 Population & Employment Forecasts - Dataset - DVRPC Data Catalog](#)

According to DVRPC forecast, the township would increase its population from 13,641 residents to 16,697 (3,056 resident increase). The average household size in the township for owner occupied units is 3.35 and 2.24 for renter occupied units, therefore if the forecast were accurate, approximately 913 new dwellings would be needed to accommodate for the forecast growth.

Gloucester County, New Jersey, DVRPC 2050 Forecast	
2020 Population	302,294
2050 Forecast	330,205
Absolute Change	27,911
Annualized Percent Change	9.23%

[Adopted 2050 v2.0 Population & Employment Forecasts - Dataset - DVRPC Data Catalog](#)

2. Harrison Township Veteran Status

	Estimated Population	Estimated Percentage
Civilian population 18 years and over	10,007	x
Civilian Veterans	320	3.2%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Veteran Status. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2101*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2101?q=Harrison+Township+Gloucester+County+New+Jersey+s2101>.

3. Population by Age

	Estimated Population
Total	13,679
Total Male	6,943
Total Female	6,736
Under 5 years	833
5 to 9 years	1,267
10 to 14 years	945
15 to 17 years	627
18 and 19 years	473
20 years	172
21 years	110
22 to 24 years	396
25 to 29 years	595
30 to 34 years	827
35 to 39 years	735
40 to 44 years	1,207
45 to 49 years	726
50 to 54 years	929
55 to 59 years	1,199
60 and 61 years	435
62 to 64 years	609
65 and 66 years	143
67 to 69 years	469
70 to 74 years	399
75 to 79 years	256
80 to 84 years	230
85 years and over	97

U.S. Census Bureau, U.S. Department of Commerce. (2023). Sex by Age. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01001*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B01001?q=Harrison+Township+Gloucester+County+New+Jersey+b01001>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Median Age by Sex. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01002*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B01002?q=Harrison+Township+Gloucester+County+New+Jersey+b01002>.

4. Population by Disability Characteristics

	Total	Estimated Population with Disability	Estimated Percentage
Total civilian noninstitutionalized population	13,679	1,269	9.3%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Disability Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1810*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S1810?q=Harrison+Township+Gloucester+County+New+Jersey+s1810>.

5. Estimated Poverty Status

	Estimated Total	Estimated Population Below Poverty Level	Estimated Percentage
Population for whom poverty status is determined	13,598	536	3.9%
Under 18 years	3,591	125	3.5%
18 to 64 years	8,413	386	4.6%
65 years and over	1,594	25	1.6%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Poverty Status in the Past 12 Months. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1701*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S1701?q=Harrison+Township+Gloucester+County+New+Jersey+s1701>.

6. Public Assistance Income or Food Stamps/SNAP

	Estimated Housing Units
Total Households	4,170
With cash public assistance or Food Stamps/SNAP	157
No cash public assistance or Food Stamps/SNAP	4,013

U.S. Census Bureau, U.S. Department of Commerce. (2023). Public Assistance Income or Food Stamps/SNAP in the Past 12 Months for Households. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19058*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B19058?q=Harrison+Township+Gloucester+County+New+Jersey+b19058>.

7. Financial Characteristics: Household Income by Tenure

Household income in the past 12 months (in 2023 inflation-adjusted dollars)	Estimate		
	Occupied Housing Units	Owner Occupied	Renter Occupied
Less than \$5,000	1.1%	0.0%	14.4%
\$5,000 to \$9,999	0.2%	0.3%	0.0%
\$10,000 to \$14,999	0.5%	0.0%	6.3%
\$15,000 to \$19,999	0.9%	0.0%	11.3%
\$20,000 to \$24,999	0.5%	0.6%	0.0%
\$25,000 to \$34,999	2.8%	1.6%	16.9%
\$35,000 to \$49,999	1.1%	1.2%	0.0%
\$50,000 to \$74,999	7.0%	6.3%	15.0%
\$75,000 to \$99,999	7.5%	8.1%	0.0%
\$100,000 to \$149,999	21.8%	22.5%	12.9%
\$150,000 or more	56.7%	59.5%	23.2%
Median household income (dollars)	\$169,048.00	\$179,871.00	Data Unavailable

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B19301?q=Harrison+Township+Gloucester+County+New+Jersey+b19301>.

8. Financial Characteristics: Per Capita Income

	Harrison Township	Gloucester County	New Jersey
Estimated Per Capita Income	\$61,765	\$44,950	\$52,583

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 28, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S2503?q=Harrison+Township+Gloucester+County+New+Jersey+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301*. Retrieved March 28, 2025, from

<https://data.census.gov/table/ACSDT5Y2023.B19301?q=Harrison+Township+Gloucester+County+New+Jersey+b19301>.

9. Estimated Housing Costs as a Percentage of Household Income

Household Income	Housing Cost as a Percentage of Household Income					
	<20%		20-29%		>30%	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Less than \$20,000:	0	9	0	0	10	61
\$20,000 to \$34,999:	0	0	13	42	71	0
\$35,000 to \$49,999:	0	0	0	0	45	0
\$50,000 to \$74,999:	29	18	75	34	138	6
\$75,000 or more:	2,076	50	888	34	506	14
Sub Total	2,105	77	976	100	770	81
Totals	2,182		1,076		851	
Owner Zero or Negative Income	0					
Renter Zero or Negative Income	32					
No Cash Rent	29					

Household Income	Housing Cost as a Percentage of Household Income (continued)					
	<20%		20-29%		>30%	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Total Owner-Occupied Units	3,851					
Total Renter-Occupied Units	319					

U.S. Census Bureau, U.S. Department of Commerce. (2023). Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25106*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25106?q=Harrison+Township+Gloucester+County+New+Jersey+b25106>.

10. Estimated Gross Rent as a percentage of Household Income

Occupied units paying rent (excluding units where GRAP cannot be computed)	Estimated Percentage
Less than 15.0 percent	26.4%
15.0 to 19.9 percent	3.5%
20.0 to 24.9 percent	20.5%
25.0 to 29.9 percent	18.2%
30.0 to 34.9 percent	5.4%
35.0 percent or more	26%
Median Gross Rent \$	\$875

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>

11. Estimated Monthly Owner Costs as a Percentage of Household Income

Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	Estimated Percentage
Less than 20.0 percent	48.9%
20.0 to 24.9 percent	18.4%
25.0 to 29.9 percent	9.7%
30.0 to 34.9 percent	8.7%
35.0 percent or more	14.4%
Select Monthly Housing Costs with Mortgage Median	\$3,510

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=Harrison+Township+Gloucester+County+New+Jersey+dp04>

12. Group Quarters Population & Type of Group Quarters

	Estimated Population
Total:	30
Institutionalized population:	0
Correctional facilities for adults	0
Juvenile facilities	0
Nursing facilities/Skilled-nursing facilities	0
Other institutional facilities	0
Noninstitutionalized population:	30
College/University student housing	0
Military quarters	0
Other noninstitutional facilities	30

U.S. Census Bureau. (2020). GROUP QUARTERS POPULATION BY MAJOR GROUP QUARTERS TYPE. *Decennial Census, DEC Redistricting Data (PL 94-171), Table P5*. Retrieved March 28, 2025, from <https://data.census.gov/table/DECENNIALPL2020.P5?q=Harrison+Township+Gloucester+County+New+Jersey+p5>.

D. Municipal Employment**1. Municipal Employment and Forecasts**

Year	Estimated Employment
2020 Employment	6,159
2025 Employment	7,206
2030 Employment	7,155
2035 Employment	7,100
2040 Employment	7,173
2045 Employment	7,264
2050 Employment	7,380
Annualized % Change 2015-2050	19.82%

[Adopted 2050 v2.0 Population & Employment Forecasts - Dataset - DVRPC Data Catalog](#)

2. Industry Occupation for the Civilian Population 16 Years and Over

	Estimated Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
Civilian employed population 16 years and over	6,913	4,044.11	636	1,168.3	580.69	483.91
Agriculture, forestry, fishing and hunting, and mining	29	27	0	0	2	0
Construction	654	151.73	0	45.78	455.84	0
Manufacturing	514	298.12	0	96.12	13.88	105.88
Wholesale trade	77	49.97	0	18.02	0	9.01
Retail trade						
Transportation and warehousing, and utilities	241	114	0	20	20.97	86.04
Information	113	70.96	0	0	0	42.04
Finance and insurance, and real estate and rental and leasing	478	225.14	0	252.86	0	0

	Estimated Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
Professional, scientific, and management, and administrative and waste management services	1,063	769.6	100.99	137.13	43.58	10.63
Educational services, health care and social assistance	1,899	1,576.17	129.13	159.52	9.5	24.69
Arts, entertainment, and recreation, and accommodation and food services	329	144.1	169.11	16.12	0	0
Other services, except public administration	239	130.97	92.02	16.01	0	0
Public administration	402	268.13	133.87	0	0	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Industry by Occupation for the Civilian Employed Population 16 Years and Over. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405*. Retrieved March 28, 2025, from <https://data.census.gov/table/ACSSST5Y2023.S2405?q=Harrison+Township+Gloucester+County+New+Jersey+s2405>.

E. Consideration of the lands most appropriate for the construction of low- and moderate-income housing; of existing structure most appropriate for conversion or rehabilitation for low- and moderate-income housing, including consideration of lands of developers who have expressed a commitment to providing low- and moderate-income housing.

In the third round Harrison affordable housing plan, the Township was considered to have a significant number of developable lands. Since that time nearly a decade ago, much of that undeveloped land has been utilized in one form or another, with a majority of it becoming protected lands which make them no longer developable. There is still a significant amount of developable land in Harrison Township, and as part of the housing element, the Township has considered land that is appropriate for the construction of low- and moderate-income housing. Much of this developable land identified by the DCA, however, does not have access to water and sewer, making it not suitable for the development of

Affordable Housing. No developer has expressed a commitment to provide low- and moderate-income housing other than those sites specifically identified in the Housing Element and Fair Share Plan for the Third Round. For the Fourth Round, the following locations have been selected based on certain criteria provided.

- Block 41.01 Lot 3
- Block 56 Lot 3
- Block 5 Lots 10, 11, and 13

F. Conclusion

Key census data points showing realistic opportunities for affordable housing in Harrison Township

1. Owner homes built prior to 1979: 16.5%. Renter homes built prior to 1979: 2.4%
 2. Homes having complete plumbing and kitchen, not overcrowded: 99.1%
 3. Median Value Owner Homes: \$481,500
 4. Median Gross Rent (All Bedrooms): \$875
 5. Estimated monthly housing cost – owner:
 - \$3,510.00 (With Mortgage)
 - \$1,115.00 (Without Mortgage)
 6. Renter Occupied Homes: 7.4% Owner Occupied Homes: 88.9%
 7. Vacancy: 3.7%
 8. Population Est 2023: 13,679
 9. Median Age: 39.2
 10. Residents with a disability: 1,269 / 9.3%
 11. Residents below the poverty level: 536/ 3.9%
 12. Residents with veteran status: 320 / 3.2%
 13. Households with public assistance or food stamps / SNAP: 157 / 3.8%
-

-
14. Median housing income:
 - Renter occupied: Data Unavailable
 - Owner occupied: \$179,871
 15. Harrison per capita income: \$61,765
 - Ocean County per capita income: \$44,950
 - New Jersey per capita income: \$52,583
 16. 55.49% of Harrison’s rental housing costs are less than 30% of the household income.

G. Multigenerational Family Continuity Evaluation

N.J.S.A. 52:27D-310g. requires “[a]n analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of Section 1 of P.L. 2021, c. 273 (C.52:27D-329.20)”. A review of the DCA’s and State of New Jersey’s websites on January 13, 2026 revealed no webpage for the Multigenerational Family Housing Continuity Commission. DCA’s website is silent regarding the Commission, its annual reports, studies, and/or recommendations. Without recommendations from the Commission, Harrison is unable to conduct an analysis. Despite the absence of recommendations, it should be noted that there is nothing in Harrison’s ordinance that prohibits senior citizens from residing at the home of their extended family.

H. Highland Consistency

Harrison Township is not located in the Highlands Planning Area.

I. State Development and Redevelopment Plan Consistency

N.J.S.A. 52:27D-310i. calls for “[a]n analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.”

On December 17, 2025, the State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) . The SDRP was reviewed for consistency with this Fourth Round HEFSP. The SDRP serves as a roadmap for future growth, guiding land use, infrastructure, housing, and environmental policies. Harrison is located across the Suburban Planning Area (PA2), Fringe Planning Area (PA3), and Rural Planning Area (PA4), where development is permitted. Proposed Affordable Housing sites are located within the PA2, PA3,

and PA4. Each development has been reviewed to be consistent with those policies of each respective planning area.

FAIR SHARE PLAN

Harrison Township’s Affordable Housing Obligation

On March 20, 2024, Governor Murphy signed an Amendment to the Fair Housing Act (“Amended FHA”) into law. Applying the standards in the Amended FHA, the New Jersey Department of Community Affairs (DCA) issued a report, dated October 18, 2024, setting forth nonbinding obligations for every municipality in the state. For Harrison, the DCA reported that the Township has a Present Need (Rehabilitation) of 40 units and a Round 4 Prospective Need of 306 units. On January 21, 2025, the Township adopted Resolution No. 26-2025, adopting the recommended affordable housing obligations reported by the DCA.

Harrison Township, per the FHA, is located in Region 5. This Region includes Burlington, Camden, and Gloucester Counties.

Harrison’s Affordable Housing Obligation	
First Round	33 Units
Second Round	166 Units (154 Original Units and 11 Reallocated)
Third Round	625 Units
Fourth Round	306 Units

Rehabilitation Obligation (Present Need)

The rehabilitation obligation can be defined in the Affordable Housing Law as the number of substandard existing deficient housing units currently occupied by low and moderate-income (LMI) households. The DCA calculated through their “Fourth Round Calculation Methodology & Workbook” that the Township has a Present Need (Rehab) Obligation of 40 units.

The Township will seek a partnership with a Rehabilitation entity to fulfill this obligation. Gloucester County currently runs an Owner Occupied Rehabilitation Program which could serve to satisfy the Township’s Present Need. The County has helped low and moderate income homeowners (up to 80% Area Median Income (AMI)) renovate their homes through emergency repair loans and deferred payment loan programs. The purpose of the Housing Rehabilitation Program is to bring owner-occupied dwellings up to local and state building codes and to provide more livable and suitable environment for the homeowners, increase property values, and serve as a catalyst for neighborhood revitalization.

Prior Round

The prior round obligation can be defined as the cumulative 1987 through 1999 new construction affordable housing obligation. This time period corresponds to the first and second rounds of affordable housing. FSHC's May 2016 calculations, as well as the Settlement Agreement with FSHC, establishes Harrison's Prior Round Obligation to be 198 Units.

1st Round and 2nd Round (198 Total Units Required)	Units	Bonuses	Type	Block	Lot	Status	Date Completed	Control Period	Source
RCA with City of Woodbury (\$575,000) RCA Agreement dated October 13, 2004	22	0	RCA	n/a	n/a	Completed	Between 2005 and 2010	n/a	Settlement Agreement
Walnut Glen/Spring Mill	93	50	Family	57	22.03	Completed	2002	45 Years 1/1/2003 to 12/31/2048	Settlement Agreement & 2022 HEFSP & Deed Restriction
Visalli Tract	30	0	Family	45	16	Developer Agreement			Settlement Agreement
New Point Group Home	3	0	Special Needs	49	1.01	Completed	2006	n/a	Settlement Agreement, Deed
Totals:	148	50							

Third Round

The Township's Third Round Obligation is established in the 2021 Settlement Agreement as 625 units. The following table summarizes the affordable housing strategies the Township used to meet this obligation.

As part of this amended Fourth Round Plan, the Township has shifted some mechanisms from the Third to Fourth Round and vice versa. The charts below summarize what mechanisms have been shifted. All new sites and their descriptions are discussed in the Fourth-Round section of this plan.

3rd Round (625 Total Units Required)	Units	Bonuses	Type	Block	Lot	Status	Date Completed
Mullica West Apartments (LIHTC Deed Restriction) (rental)	150	46	Family	52	8	Completed	2015
Mullica West Apartments (Township Deed) (rental)	18		Family	52	8	Completed	2015
Mullica West Apartments Expansion (rental)	48	48	Family	52	9	Completed	2022
Visalli Tract (for sale)	72	0	Family	45	16	Developer Agreement	
Project Freedom (rental)	84	63	21 Special Needs 63 Family rental	2	1	Developer Agreement	
Age restricted inclusionary (720 total units with 20% set aside – Senior for sale) (Moved from Fourth Round)	144	0	Senior	5	10, 11 & 13	Proposed	
Total:	533	157					
Total Third Round Units Anticipated:	690						

Fourth Round Obligation

For Harrison Township, the DCA reported that the Township has a Round 4 Prospective Need of 306 units. The Township reviewed a number of potential sites and opportunities as part of its Fourth Round efforts. The table below summarizes the affordable housing strategies to meet this obligation.

Harrison Housing Element and Fair Share Plan

June 9, 2025
Amended February 18, 2026

4th Round (306 Total Units Required)	Units	Bonuses	Type	Block	Lot	Status	Date Completed
Extra from Round 3	65		Family			Proposed	
Municipally Sponsored 100% Affordable – Family (rental)	66	33	Family	41.01	1	Proposed	
Municipally Sponsored 100% Affordable-Senior (rental)	66	13	Senior	56	3	Proposed	
Group Home - 303 Williamson Lane (rental)	4	4	Special Needs	3	3.01	Completed	2019
Mullica Hill Gardens Assisted Living (rental)	8		Senior	59	17.03	Completed	2015
Mullica West Senior Development (now Family – Moved from Third Round) (rental)	96	0	Family	52	8 & 9	Developer Agreement (needs amendment)	
Circle Haven (Moved from Third Round) (rental)	30	30	Special Needs	38	6	Developer Agreement	
Total:	335	76					
Total Fourth Round Units Anticipated:	411						

In November 2025, the developer of one of the Township's Third Round compliance mechanisms, the Mullica West Senior Development, proposed modifying its project to provide family affordable housing units in place of the previously approved senior units. The Township determined that permitting this change was appropriate because the developer had already constructed 216 family affordable units as part of a 100% affordable housing development, and allowing the new units to also be family units would promote better integration and consistency within the existing project. However, conversion of the Mullica West Senior Development from senior units to family units would have resulted in the Township providing no senior affordable housing units during the Third-Round compliance period.

The Township recognizes that one of the stated purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2(l), is to encourage senior citizen community housing construction. The statute further provides that land use regulations should ensure sufficient space in appropriate locations for a variety of residential and other uses in order to meet the needs of all New Jersey citizens. Consistent with these statutory purposes, the Township finds that there is a demonstrable need for senior citizen housing both locally and within Housing Region 5. Approximately 28% of Harrison Township's population is age 55 or older, and 2020 Census data indicates that at least 30% of the population in Region 5 falls within this age group. These demographic trends support the conclusion that it is necessary to ensure an adequate supply of senior housing, including senior affordable units, to meet current and future demand.

Municipalities are obligated, as part of their affordable housing responsibilities, to presumptively make realistically possible an appropriate variety and choice of housing through their land use regulations, as recognized in *In re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean*, 446 N.J. Super. 259, 268 (App. Div. 2016). This obligation includes providing opportunities for a range of housing types serving all categories of people who may wish to reside in the municipality, including low- and moderate-income households, as reaffirmed in *In re N.J.A.C. 5:96 & 5:97*, 221 N.J. 1, 7 (2015). Seniors constitute one such category whose housing needs must be addressed.

Carryover Units

The Township has a surplus of 65 units from the Third Round that it will use to help satisfy its Fourth Round Obligation.

Block 41.01 Lot 1 – Municipally Sponsored 100% Affordable – Family

The Township has identified Block 41.01 Lot 1 as a suitable property for the development of a 66-unit 100% affordable family development. The 10.02-acre property is located along Bridgeton Pike - Route 45, at the intersection of Route 45 and Jefferson Road, and borders with Mantua Township. The property is currently under private ownership, formerly used for

agricultural purposes, and contains a vacant residential structure. Single-family residential is located across Route 45 to the west, a Goddard School and baseball fields across Jefferson Road to the south, and vacant farmland in Mantua to the north. The property is currently zoned as PO (Professional Office). On June 6, 2022, the Township designated this site as a Non- Condemnation Redevelopment Area by way of Resolution #136-22. However, no redevelopment plan has been adopted. The Township will utilize its Trust Fund to purchase the property and proposes to adopt a Redevelopment Plan to rezone the property to allow for the construction of the 66-unit 100% affordable family rental project. The Township seeks a 0.5-Bonus for being located within a half-mile of a bus station, for a total of 99-units. The Township will seek to partner with a developer. This site is suitable for production of low- and moderate-income housing, as described below.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.

The Township is in discussions with the Property owner to purchase the property.

- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in *N.J.A.C. 5:93-4*.

As detailed above, the site is adjacent to compatible land uses, and has access to Bridgeton Pike and Jefferson Road. Additionally, there are minimal environmental constraints associated with the site that do not preclude development of 66 housing units. An NJ-transit bus stop and Park and Ride are located less than 1000-feet from the site. An environmental constraints map showing developable land is located in the Appendix.

- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

The site is located in the Mullica Hill sewer service area with sewer service provided by Harrison Township, and the water service area served by New Jersey American Water.

- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

The site appears to be developable consistent with the Residential Site Improvement Standards, *N.J.A.C. 5:21*. The site does not contain any historic or architecturally important structures and is not within a historic district. The Township will pass an ordinance to rezone the property to allow for the development of this project. A draft ordinance is included in the Appendix. The Township proposes to rezone this 10 acre site to allow a 100% affordable multi-family project at 6.6 units per acre, which would yield 66 affordable family rental units.

- In addition to determining whether the site and proposed development is suitable pursuant to the above definitions, the 2025 State Development and Redevelopment Plan (SDRP), approved by the State Planning Commission on December 17, 2025, indicates that inclusionary housing in Planning Areas 1, 2, and Centers is encouraged.

The majority of land in Harrison Township is designated as Planning Area 3, the Fringe Planning Area. An eastern portion of the Township is designated as designated as Planning Area 2 the Suburban Planning Area, and a western portion of the Township has lands in Planning Area 4, the Rural Planning Area. The site is in Planning Area 3, the Fringe Planning Area. Notwithstanding, the site is in proximity to public schools, public transit, and residential uses, ensuring it is suitable for the production of affordable housing.

In addition to site suitability, the affordable housing project will meet the applicable requirements for 100% affordable housing projects in the substantive rules, as well as the Uniform Housing Affordability Control rules (UHAC) (*N.J.A.C. 5:80-26.1 et seq.*). See below.

- **Developer Selection.** The Township will partner with an experienced affordable housing developer who will construct, own and manage the site.
- **Administrative Entity.** The affordable housing developer will retain an administrative entity approved by the Township to administer and affirmatively market the units at the site, income qualify applicants, place minimum 40-year affordability controls on the units and provide long term administration of the units in accordance with the Fair Housing Act and UHAC.
- **Low/Moderate Income Split.** The site shall comply with the required split of low and moderate income units, which shall include not less than 50% of the units being reserved for very-low- and low-income households. Additionally, at least 13% of all affordable units shall be reserved for very low income households. If the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per UHAC.

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- **Affirmative Marketing.** The affordable units will be affirmatively marketed by the developer or the Township’s designated affirmative marketing agent in accordance with UHAC.
 - **Controls on Affordability.** The affordable units will have minimum 40-year affordability controls in accordance with UHAC regulations.
 - **Bedroom Distribution.** The Township’s affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
 - **Funding.** The Township anticipates that the developer will apply for various funding sources, including Federal Low-income Housing Tax Credits. A shortfall of funds will be addressed through the use of outside funding sources, including the municipal Affordable Housing Trust fund and other sources of municipal revenues to the extent necessary.
 - **Construction Schedule.** Once a developer has been identified, a construction schedule will be developed for the site that notes each step in the development process, including preparation of the site plan, receiving municipal approvals, submission of funding applications and beginning construction. The Township’s affordable housing developer will be responsible for monitoring the construction and development activity.

Block 56 Lot 3 – Municipally Sponsored 100% Affordable – Senior

The Township has identified Block 56, Lot 3 as a suitable property for the development of a 66-unit 100% affordable senior development. The 69.25-acre property is situated on the east side of Commissioners Road, south of Ella Harris Recreation Park. Single-family residential is located across, and the site has access to downtown commercial and other services. The property is owned by the Township; however, the property is currently leased and the Township is in currently in negotiations with the lessee to allow the Township to utilize a portion of the site for construction of an affordable senior development. The Township proposes to rezone approximately 20-acres of the property to develop permit a 100% affordable multi-family development. The property was deemed an “Area in Need of Redevelopment”, and an associated Redevelopment Plan has been prepared and will be adopted to permit the development of a 66-unit 100% Affordable Senior Housing Development. The Township will adopt a zoning overlay in the event the Redevelopment Plan is not adopted. The Township seeks a 0.5-Bonus for the site being a Municipal Land Donation, for a total of 99-units. The Township will utilize its Trust Fund to sponsor the property. The Township will seek to partner with a redeveloper. This site is suitable for the production of low- and moderate-income housing, as described below.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
-

The Township owns the property and is currently leasing the site to a resident. The Township will negotiate with the resident to use a portion of the site for the development of Affordable Housing.

- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in *N.J.A.C. 5:93-4*.

As detailed above, the site is adjacent to compatible land uses and has access to Commissioners Road. There are some environmental constraints on the site, but a large portion of the property adjacent to Commissioners Road is available for development. An NJ-transit bus stop is located nearby at Mullica Hill Plaza. An environmental constraints map showing developable land is located in the Appendix.

- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

The site is located in the Mullica Hill sewer service area with sewer service provided by Harrison Township, and the water service area served by New Jersey American Water.

- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

The site appears to be developable consistent with the Residential Site Improvement Standards, *N.J.A.C. 5:21*. The site does not contain any historic or architecturally important structures and is not within a historic district. The Township will adopt a Redevelopment Plan to permit the development of a 100% Affordable 66-unit Senior Development. A draft redevelopment plan is included in the Appendix.

- In addition to determining whether the site and proposed development is suitable pursuant to the above definitions, the 2025 State Development and Redevelopment Plan (SDRP), approved by the State Planning Commission on December 17, 2025, indicates that inclusionary housing in Planning Areas 1, 2, and Centers is encouraged.

The majority of land in Harrison Township is designated as Planning Area 3, the Fringe Planning Area. An eastern portion of the Township is designated as designated as Planning Area 2 the Suburban Planning Area, and a western portion of the Township has lands in Planning Area 4, the Rural Planning Area. The site is in Planning Area 3, the Fringe Planning Area. Notwithstanding, the site is in proximity to public schools, public transit, and residential uses, ensuring it is suitable for the production of affordable housing.

In addition to site suitability, the affordable housing project will meet the applicable requirements for 100% affordable housing projects in the substantive rules, as well as the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.). See below.

- **Developer Selection.** The Township will partner with an experienced affordable housing developer who will construct, own and manage the site.
- **Administrative Entity.** The affordable housing developer will retain an administrative entity approved by the Township to administer and affirmatively market the units at the site, income qualify applicants, place minimum 40-year affordability controls on the units and provide long term administration of the units in accordance with the Fair Housing Act and UHAC.
- **Low/Moderate Income Split.** The site shall comply with the required split of low and moderate income units, which shall include not less than 50% of the units being reserved for very-low- and low-income households. Additionally, at least 13% of all affordable units shall be reserved for very low income households. If the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per UHAC.
- **Affirmative Marketing.** The affordable units will be affirmatively marketed by the developer or the Township's designated affirmative marketing agent in accordance with UHAC.
- **Controls on Affordability.** The affordable units will have minimum 40-year affordability controls in accordance with UHAC regulations.
- **Bedroom Distribution.** The Township's affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- **Funding.** The Township anticipates that the developer will apply for various funding sources, including Federal Low-income Housing Tax Credits. A shortfall of funds will be addressed through the use of outside funding sources, including the municipal Affordable Housing Trust fund and other sources of municipal revenues to the extent necessary.

- Construction Schedule. Once a developer has been identified, a construction schedule will be developed for the site that notes each step in the development process, including preparation of the site plan, receiving municipal approvals, submission of funding applications and beginning construction. The Township’s affordable housing developer will be responsible for monitoring the construction and development activity.

Block 5 Lots 10, 11, and 13 – Senior Inclusionary Project

The Township has identified Block 5 Lots 10, 11, and 13 as a suitable property for the development of an age-restricted inclusionary housing project. The 150-acre property is located along Richwood-Aura Road, north of the intersection with Ellis Mill Road. The property is currently under private ownership, formerly used for agricultural purposes, and contains a vacant residential structure. Single-family residential is located to the north and south, a church across Richwood-Aura Road to the east, and vacant farmland to the west. The property is currently zoned as R2 (Residential). The Township proposes to rezone the property to allow for the construction of the age-restricted housing development. This site is suitable for the production of low- and moderate-income housing, as described below.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.

The Township is unaware of any encumbrances on the site that would preclude development of affordable housing. Although the property is privately owned, the property owner has had discussions with developers regarding the sale of the property.

- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in *N.J.A.C. 5:93-4*.

As detailed above, the site is adjacent to compatible land uses and has access to Richwood-Aura Road. There are some environmental constraints on site that may inhibit the ability to develop the rear of the property; however, there is a large number of suitable acres in the front of the property adjacent to the road. Also, the rear of the property that is environmentally constrained currently has an access easement to Richwood Road which could be utilized. An environmental constraints map showing developable land is located in the Appendix. The site consists of approximately 120 acres of developable uplands.

- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in

an amendment to the areawide water quality management plan submitted to and under review by DEP.

The site is located in the Richwood Wastewater Treatment Plant area and has water connections with recent developments nearby.

- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

The site appears to be developable consistent with the Residential Site Improvement Standards, *N.J.A.C.* 5:21. The site does not contain any historic or architecturally important structures and is not within a historic district. The Township will pass an ordinance to rezone the property to allow for the development of these projects. A draft ordinance is included in the Appendix. The Township proposes to zone 120 acres of the uplands to permit a senior multi-family development at 6 units per acre with a 20% set-aside for affordable housing, which would yield 720 total senior units and 144 affordable senior units.

- In addition to determining whether the site and proposed development is suitable pursuant to the above definitions, the 2025 State Development and Redevelopment Plan (SDRP), approved by the State Planning Commission on December 17, 2025, indicates that inclusionary housing in Planning Areas 1, 2, and Centers is encouraged.

The majority of land in Harrison Township is designated as Planning Area 3, the Fringe Planning Area. An eastern portion of the Township is designated as designated as Planning Area 2 the Suburban Planning Area, and a western portion of the Township has lands in Planning Area 4, the Rural Planning Area. The site is in located primarily in Planning Area 2, with the rear of the site in Planning Area 3. Notwithstanding, the site is in proximity to public schools, public transit, and residential uses, ensuring it is suitable for the production of affordable housing.

In addition to site suitability, the affordable housing project will meet the applicable requirements for Inclusionary Development in the substantive rules, as well as the Uniform Housing Affordability Control rules (UHAC) (*N.J.A.C.* 5:80-26.1 et seq.). See below.

- **Developer Selection.** The Township will partner with an experienced affordable housing developer who will construct, own and manage the site.
 - **Administrative Entity.** The affordable housing developer will retain an administrative entity approved by the Township to administer and affirmatively market the units at the site, income qualify applicants, place minimum 40-year
-

affordability controls on the units and provide long term administration of the units in accordance with the Fair Housing Act and UHAC.

- **Low/Moderate Income Split.** The site shall comply with the required split of low and moderate income units, which shall include not less than 50% of the units being reserved for very-low- and low-income households. Additionally, at least 13% of all affordable units shall be reserved for very low income households. If the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per UHAC.
- **Affirmative Marketing.** The affordable units will be affirmatively marketed by the developer or the Township's designated affirmative marketing agent in accordance with UHAC.
- **Controls on Affordability.** The affordable units will have minimum 40-year affordability controls in accordance with UHAC regulations.
- **Bedroom Distribution.** The Township's affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- **Funding.** The Township anticipates that the developer will fund this project through revenues from the market-rate units that will be constructed as part of the inclusionary project.
- **Construction Schedule.** Once a developer has been identified, a construction schedule will be developed for the site that notes each step in the development process, including preparation of the site plan, receiving municipal approvals, submission of funding applications and beginning construction. The Township's affordable housing developer will be responsible for monitoring the construction and development activity.

Elwyn New Jersey Group Home 303 Williamson Lane

A group home for the developmentally disabled was created by Elwyn New Jersey at property located at 303 Williamson Lane. Elwyn New Jersey acquired the site in 2019 and has been operating a group home at the site. Even though this site is not deed restricted, it is anticipated that the group home will continue to operate at this site for at least ten (10) years, as was permitted under the prior COAH regulations. Former N.J.A.C. 5:93-5.8(d) allowed credits to be obtained for special needs housing so long as the controls remain in place for ten (10) years. N.J.S.A. 52:27D-11(m) permits municipalities to rely on regulations regarding municipal credits, adjustments and compliance mechanisms previously adopted by COAH, so long as they have not been contradicted by statute.

Mullica Hill Gardens Assisted Living

On property located at Block 59, Lot 17.03, an assisted living facility was constructed and began operating in 2015. In 2001, the New Jersey Legislature adopted P.L.2001,c.234, s.1, N.J.S.A. 26:2H-12.16(b), which mandated that all assisted living facilities and comprehensive personal care homes reserve 10% of their beds for Medicaid-eligible persons. Mullica Hill Gardens is an 80-bed facility and therefore would generate 8 Medicaid beds.

Pursuant to N.J.S.A. 26:2H-12.18 states that “[t]he 10% reserve requirement of this act shall be recognized to fulfill all or a portion, as applicable, of low and moderate income or Medicaid utilization requirements contained in municipal ordinances and shall satisfy all or a portion, as applicable, of low income housing requirements for assisted living residences or comprehensive personal care homes that are financed by bonds mandating low income housing as a condition of financing.”

Very-Low-Income Units

In 2008, the New Jersey Legislature adopted P.L. 2008, c.46, N.J.S.A. 52:27D-329.1, which required municipalities to provide at least 13% of all affordable housing units approved and constructed (or to be constructed) after July 17, 2008, be affordable to very-low-income households. Very-low-income households are households whose gross median income is 30% or less than the regional median income for Region 5. The Township is expected to exceed the requirement that 13% for affordable units constructed after July 17, 2008.

Per the more recently amended FHA (P.L. 2024, c.2) at N.J.S.A. 52:27D-329.1, at least half of very low-income units addressing the Fourth Round Prospective Need must be “available for families with children.” Of the 99 very low-income units required, 97 family units currently exist in the Mullica Hill West Project alone. Therefore, the Township has satisfied is very-low-income requirements.

Site (constructed after 7/17/2008)	Total Affordable Units	Very Low-Income Units (13%)
Visalli Tract	102	13
Mullica Hill West	168	97
Mullica Hill West Expansion	48	18
Mullica Hill West - Senior	96	13
Project Freedom	84	11
Circle Haven	30	4
100% Affordable Family	66	9
100% Affordable Senior	66	9
Mullica Hill Gardens	7	0

Elwyn New Jersey	4	4
Age-restricted Inclusionary	72	9
TOTAL:	743	187
Very Low Income Required (13%)	97	

Affordable Housing Administration and Affirmative Marketing

Harrison Township currently has a Court-approved Affordable Housing Ordinance, Chapter 67 of the Township Code, adopted on November 20, 2020 by way of Ordinance No. 23-2020. The Affordable Housing Ordinance governs the establishment and occupancy of the affordable units in the Township, including, but not limited to, the phasing of affordable units, the mix of very-low-, low- and moderate-income units, bedroom distribution, occupancy standards, affordability controls, rents and sales prices, affirmative marketing, and income qualification. The Affordable Housing Development Fees are contained in the Township’s Code in Article III “Affordable Housing Development Fees” of Chapter 110, “Fees,” which was originally adopted on May 21, 2001, by Ordinance No. 15-2001, and subsequently amended on December 7, 2009 by Ordinance No. 36-2009. A draft of the amended ordinances are provided in the appendix.

The Township will prepare an updated Affordable Housing Ordinance in accordance with the DCA’s proposed new regulations (N.J.A.C. 5:99-1.1, et seq.), and UHAC’s new 2025 regulations (N.J.A.C. 5:80-26-1.1, et seq.), once the DCA and HMFA finalize their rule proposals.

The Township shall adopt by resolution an updated Affirmative Marketing Plan. The Township’s Administrative Agent designated by the Township of Galloway, or any Administrative Agent appointed by a specific developer and approved by the Township, shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.

The Township has appointed a Municipal Housing Liaison by resolution (see Appendix).

Spending Plan

The Township has prepared a Fourth Round Spending Plan (see Appendix), which discusses anticipated revenues, collection of revenues, and the use of revenues, in accordance with the FHA and N.J.A.C. 5:99-1.1, et seq. All collected revenues are placed in the Township’s Affordable Housing Trust Fund and will be dispensed for the use of affordable housing activities as indicated in the Fourth Round Spending Plan. During compliance, if necessary, the Township will prepare an updated spending plan in accordance with the final adopted new regulations at N.J.A.C. 5:99-1.1 et seq., UHAC’s new final regulations anticipated to be released in 2025, N.J.A.C. 5:80-26-1.1, et seq., as well as to address any terms of the court-approved affordable housing settlement agreement or any order of the Court or the Affordable Housing Mediation Program.

Ordinances

All ordinances currently attached, at the date of filing this Amended Fourth Round Plan, are ordinances that have been introduced at the Governing Body, and will be replaced with final versions once the ordinances have been adopted.

Summary

Through the proposed mechanisms addressed in this Housing Element and Fair Share Plan, the Township will be able to satisfy its Fourth Round Rehabilitation, Prior Round, Third Round and Fourth Round Prospective Need affordable housing obligations and provide a realistic opportunity for the production of its fair share of very low-, low- and moderate-income units within the Township.

RESOLUTION NO. 21-2026

**RESOLUTION OF THE HARRISON TOWNSHIP JOINT LAND USE BOARD
ADOPTING THE AMENDED FOURTH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN OF THE MASTER PLAN**

WHEREAS, this matter was heard by the Joint Land Use Board of the Township of Harrison, County of Gloucester, State of New Jersey (“JLUB”), on March 5, 2026, at a duly scheduled meeting, with a quorum present to consider the adoption of the Amended Housing Element and Fair Share Plan of the Township of Harrison to address the Fourth Round affordable housing obligations for the period of July 1, 2025 through July 1, 2035 (“Fourth Round”); and

WHEREAS, the Township of Harrison (the “Township” or “Harrison”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-391 et. Seq. (the “Fair Housing Act”) on January 22, 2025; and

WHEREAS, the Court entered an order on April 24, 2025 setting the Township’s Fourth Round fair share obligations as a Present Need of 40 units and a Prospective Need of 306 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and

WHEREAS, the Township having filed its HEFSP on June 20, 2025 (“Adopted HEFSP”); and

WHEREAS, FSHC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP on August 28, 2025; and

WHEREAS, Mullica Hill Subdivision LLC having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP on August 29, 2025; and

WHEREAS, the Township, FSHC, AND Mullica Hill Subdivision LLC agreed to amicably resolve the issues set forth in the challenges through settlement conferences with the Affordable Housing Dispute Resolution Program (the “Program”) and a Settlement was placed on the record on December 9, 2025; and

WHEREAS, on February 20, 202 the Court accepted and adopted the Program’s Report and Recommendations for approval of the Settlement; and

WHEREAS, the Township is required to adopt and file an Amended HEFSP containing the terms of the settlement agreement, along with the ordinances and resolutions to implement the terms of the Amended HEFSP by March 15, 2026; and

WHEREAS, the JLUB Planner, Richard Hunt, PP, AICP, of Alaimo Group, prepared an Amended Housing Element & Fair Share Plan of the Municipal Master Plan, which was placed on file in the office of the JLUB (“Amended Fourth Round Housing Element and Fair Share Plan”); and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the JLUB held a public hearing on the Amended Fourth Round Housing Element and Fair Share Plan on March 5, 2026; and

WHEREAS, the JLUB has determined that the Amended Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Township of Harrison’s Master Plan, the FHA, the FHA amendments, the Affordable Housing Regulations, UHAC and Directive 14-24, and that adoption and implementation of the Amended Fourth Round Housing Element and Fair Share Plan, including the Spending

Plan set forth therein, is in the public interest and protect public health and safety and promote the general welfare; and

NOW THEREFORE BE IT RESOLVED by the Joint Land Use Board of the Township of Harrison, County of Gloucester, State of New Jersey, that the JLUB hereby adopts the Amended Fourth Round Housing Element and Fair Share Plan on this 5th day of March 2026.

BE IT FURTHER RESOLVED



WALTER BRIGHT
Chairman of Joint Land Use Board

I hereby certify that this is a true copy of the resolution adopting the Fourth Round Housing Element and Fair Share Plan of the Township of Harrison on March 5, 2026.



DONNA SCHWAGER
Joint Land Use Board Secretary

**HARRISON TOWNSHIP
GLOUCESTER COUNTY
AFFORDABLE HOUSING TRUST FUND
DEVELOPMENT FEE SPENDING PLAN
February 19, 2026**



Approved by Governing Body
_____, 2025

Alaimo Group



**HARRISON TOWNSHIP
GLOUCESTER COUNTY
AFFORDABLE HOUSING TRUST FUND
DEVELOPMENT FEE SPENDING PLAN
February 19, 2026**

2026 MAYOR AND COMMITTEE

Adam Wingate, Mayor
TJ Coakley, Deputy Mayor
Jeffrey Jacques, Committee Member
Kevin French, Committee Member
Michelle Powell, Committee Member

Julie Cundey, Township Clerk
Brian Duffield, Township Solicitor
Erin E. Simone, Affordable Housing Counsel
Richard Hunt, PP, AICP, Planning Consultant

**ALAIMO GROUP
200 High Street
Mount Holly, NJ 08060**

**Richard Hunt, PP, AICP
N.J. Professional Planner No. 6478**

**HARRISON TOWNSHIP
AFFORDABLE HOUSING TRUST FUND
DEVELOPMENT FEE SPENDING PLAN
2025 - 2035**

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1. INTRODUCTION

The Township of Harrison (hereinafter the “Township”), Gloucester County, has prepared a Housing Element and Fair Share Plan addressing its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (FHA) (N.J.S.A. 52:27D-301) and N. J. State regulations (N.J.A.C. 5:99-1.1 et seq. and N.J.A.C. 5:80-26.1 et seq.). An Ordinance to require the collection of impact fees to support rehabilitation and other programs to meet the Township’s C.O.A.H. obligation was first adopted on December 27, 1996.

As of April 30, 2025, the Township has a balance of \$1,474,900 in its Affordable Housing Trust fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund account for affordable housing purposes. These funds shall be spent in accordance with N.J.A.C. 5:99-1.1 et seq., as described in the sections that follow.

2. PROJECTION OF REVENUES FROM DEVELOPMENT FEES

Harrison Township collects and deposits development fees in accordance with the Township’s Development Fee Ordinance. It is anticipated that during the period of 2025 to 2035, which is the period that the Township implements its fourth round compliance, the Township will add an additional **\$1,918,375** to its Affordable Housing Trust Fund. To calculate this fourth round projection of revenue, the following is considered:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL): The Township does not currently anticipate the contribution of any payments in lieu toward the municipal Affordable Housing Trust Fund during the Fourth Round period.

**Harrison Township
Development Fee Spending Plan**

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June 9, 2025**

- (c) Other funding sources: The Township does not currently anticipate the contribution of any payments in lieu toward the municipal Affordable Housing Trust Fund during the fourth round period.
- (d) Projected interest: It is estimated that the Township will collect approximately \$68,375 in total interest over the next 10 years, using an estimated interest rate of 3.5%

Source of Funds							
	2025-2026	2027-2028	2029-2030	2031-2032	2033-2034	2035	Total
(a) Development fees:	\$ 400,000	\$ 375,000	\$ 375,000	\$ 250,000	\$ 250,000	\$ 200,000	\$ 1,850,000
(b) Payments in Lieu of Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(c) Other Funds (Specify Source(s))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(d) Interest	\$ 14,000	\$ 13,125	\$ 13,125	\$ 8,750	\$ 8,750	\$ 7,000	\$ 64,750
TOTAL							\$ 1,914,750

In sum, the Township projects a total of \$1,914,750 in revenue to be collected between June 30, 2025 and December 31, 2035. This projected amount, when added to the current trust fund balance of \$1,474,900 results in a total anticipated trust fund balance of \$3,389,650 available to fund and administer the Township’s affordable housing plan. All interest earned on the account shall be used for only affordable housing purposes.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection of development fee revenues shall be followed by the Township:

- (a) Collection of Development Fee Revenues: Harrison Township has identified and authorized Township Chief Financial Officer, Shawn Glynn, as the administrative entity that will collect and distribute Affordable Housing trust funds collected in accordance with this development fee Spending Plan. Collection of development fee revenues shall be consistent with the Township’s Development Fee Ordinance for both residential and non-residential developments in accordance with applicable N. J. State regulations (N.J.A.C. 5:99-1. et seq.) and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.8), and as may be amended.
- (b) Distribution of Development Fee Revenues: Collected revenues will be placed in the Township’s Affordable Housing Trust Fund and distributed in accordance with this Spending Plan. The municipal affordable housing liaison, in concert with the

township manager and chief financial officer will process the distribution of funds. The release of such funds, with the exception of administrative use of funds, requires the adoption of a resolution by the Township council. Once a request is approved by resolution, the chief financial officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

- (a) **Rehabilitation.** The Township has a rehabilitation obligation of 40-units. In order to address its rehabilitation obligation, the Township will continue to participate in the Gloucester County CDBG Home Rehabilitation Program (or hire a separate entity) and will utilize funds from the Township's affordable housing trust fund to help fund these programs. The Township will commit an average of \$15,000 per unit, which will require a total contribution of approximately \$600,000.

FHA's rules require municipalities to set aside sufficient funds to address one-third of their rehabilitation obligation within one year of approval of their plan. In addition, municipalities are required to set aside sufficient funds to address one-sixth of their rehabilitation obligation each subsequent year of the substantive certification period. As such, the Township will set aside at least \$200,000 for the first year, and an additional \$50,000 to \$100,000 each subsequent year until the rehabilitation share is addressed.

- (b) **Affordability Assistance.** Pursuant to N.J.A.C. 5:99-2.5(a), the Township will commit to spend a portion of the revenues collected from development fees, less a rehabilitation program or a new construction project, towards affordability assistance to very low-, low- and moderate-income households. Affordability assistance includes any activities set forth in N.J.A.C. 5:99-2.5. As shown in the table below, the Township projects that approximately \$320,000 will be available from the affordable housing trust fund for this purpose through December 31, 2035, one-third of which will need to be dedicated toward affordability assistance for very-low income households.
- (c) **Administrative Expenses.** Per N.J.A.C. 5:99-2.4(a), no more than twenty percent (20%) of the revenues collected from development fees, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration, shall be expended on administration. The Township of Harrison projects that a maximum of approximately \$569,650 will be available from the affordable housing trust fund to be used for administrative purposes through December 31, 2035. Projected administrative expenditures, subject to the 20% cap, include the salaries and benefits for municipal employees and consultant fees necessary to develop or implement the following:

**Harrison Township
Development Fee Spending Plan**

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1. Housing Element and Fair Share Plan, spending plan, site suitability and all other documents, studies and tasks.
2. Rehabilitation program.
3. Affirmative marketing program.
4. Affordability assistance program.
5. Affordable Housing monitoring costs.
6. Planning and engineering review and processing costs related to affordable housing projects.

(d) Housing Activity.

The Township will expend its affordable housing trust fund on three (3) affordable housing developments for a total of \$1,900,000.

Mullica West Senior Development

The Mullica West Senior Development is a new 96-unit 100% affordable family development, located to the north of the Mullica West Apartments, near the intersection of Mt Cavalry Lane and High Street. The site is composed of Block 52 Lots 8 and 9. As stated in the 2021 Settlement Agreement with Fair Share Housing Center, the developer, Ron Rukenstein Associates will pursue 4% or 9% Low Income Housing Tax Credits in the 2022 and, if necessary, in the 2023 application cycle. The Township has indicated it shall support and facilitate all tax credit applications and will provide \$650,000 to assist with pre-development costs.

Project Freedom/Richwood

The Project Freedom/Ridgewood project is a new 84-unit 100% affordable special needs and family rental development. Of the 84 units, 21 will be special needs units and at least 63 will be affordable family rentals. The site is located on the southernly portion of Block 2 Lot 1, in the eastern portion of the Township, on Richwood Aura Road. The Township has indicated it will partner with the developer, MOTUS, on the 84-unit development. As depicted in the 2021 Settlement Agreement with Fair Share Housing Center, the developer will pursue 4% or 9% Low Income Housing Tax Credits in the 2022 and, if necessary, in the 2023 application cycle. The Township has indicated it shall support and facilitate all tax credit applications and will a subsidy to assist with pre-development costs. It is anticipated the subsidy will be \$1,150,000.

**Harrison Township
Development Fee Spending Plan**

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100% Affordable Family Project

The 100% affordable family project is anticipated to result in 66 affordable family rental units. As this site is currently privately owned, it is anticipated that the Township will need to utilize a portion of the trust fund monies to acquire the site or seed money for the development. In addition, the Township has indicated it will partner with the developer, and anticipates that the developer will pursue 4% or 9% Low Income Housing Tax Credits. It is anticipated that the Township will utilize \$100,000 towards property acquisition, or to subsidize pre-development costs.

5. EXPENDITURE SCHEDULE

The Township of Harrison intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units, affordability assistance, and administration. Where applicable, the funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows. Funds may be used for any use permitted in N.J.S.A. 5:99-2.3.

Harrison Projected Expenditure Schedule 2025 - 2035							
	2025-26	2027-28	2029-30	2031-32	2033-34	2035	Total
Rehabilitation Program	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 600,000
Municipally Sponsored 100% Affordable Family (Block 41.01 Lot 1)	\$ 100,000	-	-	-	-	-	\$ 100,000
Mullica Hill West	\$ 650,000						\$ 650,000
Project Freedom/Richwood	\$1,150,000						\$ 1,150,000
Affordability Assistance	\$ 70,000	\$ 70,000	\$ 70,000	\$ 60,000	\$ 30,000	\$ 20,000	\$ 320,000
Administration	\$ 150,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 119,650	\$ 569,650
Total							\$ 3,389,650

6. EXCESS OR SHORTFALL OF FUNDS

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be dedicated toward its additional affordable housing activity, including but not limited to the 100% affordable family project, or any programs as permitted under N.J.A.C.5:99-2.3. In the event of a shortfall of funds, any shortfall will first be deducted from the Affordability Assistance Program, and from the monies available for Administrative Expenses. Should a shortfall occur, the Township will handle the shortfall of funds through an alternative funding source to be

identified by the Township, or the Township will amend its Spending Plan to reduce the amount of funds available for the affordability assistance program and administrative expenses. If necessary, the Township may need to bond to cover any shortfall.

7. EMERGING COMPLIANCE MECHANISMS (N.J.A.C. 5:99-4.1)

In the event that the Township has additional funds remaining in the Trust Fund after expending the funds identified in the Expenditure Schedule set forth above, and after expending funds identified in the excess funds discussion in Section 6 above, the Township may dedicate remaining available funds towards emerging compliance mechanisms that have yet to be identified. This may include providing funding assistance to a new 100% affordable project, market to affordable programs, or any other use authorized in N.J.A.C. 5:99-2.3 for a project that will provide at least a 20% affordable housing set-aside.

The Township will identify and prioritize these projects/programs in the future and as funding becomes available through collection of development fees, and such projects will be proactively pursued as funding becomes available. Court approval of this Spending Plan shall constitute the required approval for such expenditure.

Regarding the Township's dedication of trust fund monies to future emerging affordable housing opportunities, to ensure that these funds are committed in a timely manner, the Township will provide an annual update on the allocation of these funds and commit to expending these funds pursuant to N.J.S.A. 52:27D-329.2 and -329.3. The four-year deadline to commit and expend collected fees for emerging compliance mechanisms shall commence within four (4) years from the date of collection in accordance with the requirements of N.J.S.A. 52:27D-329.2(d).

8. SUMMARY

The Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:99-1.1 et seq. and consistent with the housing programs outlined in the Harrison Township Housing Element and Fair Share Plan.

**Harrison Township
Development Fee Spending Plan**

**Page 7
June 9, 2025**

SPENDING PLAN SUMMARY	
Balance as of April 30, 2025	\$ 1,474,900
PROJECTED REVENUE 2025-2035	
Development fees	\$ 1,850,000
Interest	\$ 64,750
SUBTOTAL REVENUE	\$ 1,914,750
BALANCE April 30, 2025 + TOTAL REVENUE	
	\$ 3,389,650
EXPENDITURES	
Rehabilitation Program	\$ 600,000
Block 41.01	\$ 100,000
Mullica Hill West	\$ 650,000
Project Freedom/Richwood	\$ 1,150,000
Affordability Assistance	\$ 320,000
Administration	\$ 569,650
TOTAL PROJECTED EXPENDITURES	\$ 3,389,650
REMAINING BALANCE	\$ -



ORDINANCE NO. 08-2026**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 225 ZONING OF THE HARRISON TOWNSHIP CODE TO ADD TO ARTICLE II RESIDENTIAL DISTRICTS §225-15.3 R-10 SPECIAL RESIDENTIAL DISTRICT AND REZONING**

WHEREAS, in 1975, the New Jersey Courts announced in Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

WHEREAS, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”); and

WHEREAS, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

WHEREAS, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendment to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) to implement the FHA Amendments; and

WHEREAS, N.J.S.A. 52:27D-304.1(f)(2)(a) requires municipalities seeking to participate in the Program and secure immunity from exclusionary zoning lawsuits to prepare and adopt a housing element and fair share plan that sets forth a plan for providing for a municipality’s fair share of affordable housing, and N.J.S.A. 52:27D-304.1(f)(2)(c) requires municipalities to adopt ordinances to implement the housing element and fair share plan; and

WHEREAS, on June 19, 2025, the Joint Land Use Board of the Township of Harrison, acting as a planning board, adopted a Housing Element and Fair Share Plan which identified Block 41.01, Lot 1 as a potential site for the provision of a 100% family affordable housing project; and

WHEREAS, pursuant to that authority, and the authority set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) to adopt zoning ordinances, the Township has determined it is in the best interest of the Township of Harrison to create a new overlay zone to be known as the “R-10 Special Residential District” on property known as Block 41.01, Lot 1 to permit a 100% affordable multi-family residential development containing exclusively affordable

housing in order to create a realistic potential for the provision of affordable housing to satisfy, in part, the Township’s Mount Laurel obligations.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Harrison, Gloucester County, State of New Jersey, as follows:

1. The Township hereby amends Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to add a new Section 225-15.3 “R-10 Special Residential District,” as set forth in Exhibit A attached hereto.

2. Block 41.01, Lot 1 is hereby rezoned to add the R-10 Special Residential District as an overlay zone on said property.

3. Section 225-5, entitled “Zoning Maps” of Article I, entitled “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison is hereby amended by way of an amendment to the Zoning Map to create an overlay zone on Block 41.01, Lot 1 known as the R-10 Special Residential District in accordance with this Ordinance. The Zoning Map shall be amended to reflect this new overlay zone.

4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

5. In the event any clause, section, or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

6. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF HARRISON



JULIE CUNDEY, Township Clerk



THOMAS COAKLEY, Deputy Mayor

PUBLIC NOTICE

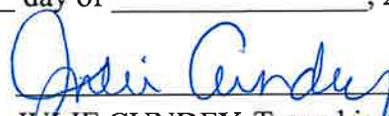
NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, held on the _____ day of _____, 2026, and will be considered for

final passage after a public hearing at a meeting of the Township Committee of the Township of Harrison to be held on the ___ day of _____, 2026.



JULIE CUNDEY, Township Clerk

I hereby certify that the foregoing Ordinance was approved for final adoption by Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey at a meeting held on the ___ day of _____, 2026.



JULIE CUNDEY, Township Clerk

EXHIBIT A

Chapter 225, Zoning

Article II, Residential Districts

Section 225-15.3, R-10 Special Residential District

§225-15.3 R-10 Special Residential District

A. Permitted Principal Uses:

- (1) Multifamily residential apartments. The maximum number of residential units shall not exceed sixty-six (66).
- (2) All residential units shall be affordable to very low-, low-, and moderate-income households and shall be family rentals.

B. Permitted Accessory Uses:

- (1) Off-street Parking and Loading; Bicycle Racks
- (2) Electric Vehicle Recharging Facilities
- (3) Stormwater Management Facilities
- (4) Utility Infrastructure
- (5) Waste and Recycling Facilities
- (6) Signage
- (7) Mailbox Cluster
- (8) Patios
- (9) Community Room
- (10) Ground Maintenance Storage Buildings
- (11) Enclosures for dumpsters or trash compactors for trash and recyclable materials
- (12) Community and indoor and outdoor recreational amenities and facilities, including but not limited to clubhouse, rental office, management office, swimming pools, tot lots, playgrounds, dog parks, benches, gazebos, pavilions and fire pits. If one or more of these are combined into a single lot, then they shall be collectively considered a single principle permitted use;

(13) Fitness center

(14) Fire pit

(15) Sidewalks and pathways

(16) Other accessory uses and amenities customarily incidental to the principal permitted use as approved by the Planning Board

C. Site Area and Bulk Requirements. The following shall be the bulk standards for the R-10 Special Residential District:

- Minimum Lot Area 10 acres
- Minimum Front Yard Setback 25 Feet
- Minimum Side Yard Setback 10 Feet to Area boundary
- Minimum Rear Yard Setback 15 Feet
- Maximum Building Height 3 stories and 45 Feet
- Maximum Building Coverage 35%
- Maximum Lot Coverage 65%
- Minimum Parking and Driveway Setback 10 Feet
- Minimum Buffer 15 Feet
- Minimum Setback and Landscaped Buffer Areas along tract Boundary:

The perimeter tract setback and buffer shall be 50'. Parking, drive aisles, trash and recycling enclosures, fencing, play areas, green infrastructure improvements, mailboxes, and similar accessory uses as determined by the Planning Board, may be permitted within the buffer area, but set back at least twenty-five feet (25') from the tract boundary, and provided with adequate landscape buffering. Stormwater management facilities and underground utilities are also permitted within the buffer area but shall be set back at least 10' from the tract boundary and provided with adequate landscaping.

D. Design Criteria.

(1) Building site design principles

(a) Minimum Distance between Principle buildings: A minimum separation of 35' shall be provided between any two residential buildings.

(b) Minimum distance of 30' separation between any residential building and any accessory building, including but not limited to a clubhouse.

(c) Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Marshal requirements.

(d) Principal buildings shall be setback a minimum of 75' from any tract boundary.

(2) Parking Requirements.

(a) The standards set forth in the RSIS shall govern all parking requirements as to size and number of parking spaces. Parking spaces, open or enclosed, shall be on the same lot or tract of land as the building or use to be served.

(b) Accessible parking spaces in the quantity required to comply with State regulations governing accessible parking spaces shall be provided and shall comply with the dimensional requirements set forth by State regulations governing accessible parking spaces.

(c) No parking spaces shall be closer than 10' to a building and within 25' of a tract perimeter. This regulation shall not apply to garage and drive aisles or accessways.

(d) Electric vehicle parking spaces shall be provided as follows:

- i. Prepare as make-ready parking spaces at least fifteen percent (15%) of the required off-street parking spaces, and install EVSE in at least one-third of the fifteen percent (15%) of make-ready parking spaces;
- ii. Throughout the installation of EVSE in the make-ready parking spaces, at least five percent (5%) of the electric vehicle supply equipment shall be accessible for people with disabilities.
- iii. Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
- iv. Applicant at its option may install electric vehicle supply equipment in all make-ready parking spaces prior to issuance of the initial certificate of occupancy, or may phase installation in such a manner that electric vehicle supply equipment is installed to serve "make-ready" parking spaces at not less than the rate of one third prior to issuance of the initial certificate of occupancy, one third within three (3) years of issuance of the initial certificate of

occupancy, and one third within six (6) years of issuance of the initial certificate of occupancy.

(e) Should the applicant demonstrate conformance with parking generation rates as specified in the most recent ITE Parking Generation Manual and the Planning Board deems these parking requirements to be reasonable, relief may be requested.

(f) Parking for tractor trailers and delivery trucks shall not be permitted. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.

(3) Access and Circulation.

(a) One access point, to and from the tract, shall be permitted for every 300 feet of frontage. Access drives or driveways shall be provided in accordance with the criteria provided in this section. If requested by the fire chief, an emergency access drive shall be provided. Vehicular connections to adjacent properties may be provided where appropriate.

(b) All parking and drive aisles shall comply with RSIS.

(c) Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.

(d) Comprehensive on-site pedestrian circulation shall be provided that includes ADA-compliant crosswalks at all internal intersections and sidewalks along both sides of all roads and throughout the site.

(e) A comprehensive bicycle and pedestrian plan shall be provided that takes into consideration future development at the state, county, and local level. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space and amenities, as determined, to be appropriate and feasible.

(f) Bicycle parking facilities shall be located indoors and outdoors. Indoor bicycle parking shall be a dedicated space for storage of bicycles.

(4) Lighting Design Standards. Luminaire height shall not exceed twenty feet (20'). Luminaire height to be measured from grade level to center line of fixture. LED lighting with a maximum color temperature of 3000K with

sharp cutoff luminaires shields is required. The measure of lighting intensity at the boundary of the property shall not exceed 0.1 foot-candles. Lighting intensity limits are exclusive of any driveway access points for purposes of vehicular and pedestrian safety and where additional lighting may be advantageous for pedestrian sidewalk areas. Suitable security and convenience lighting shall be provided as necessary along all walks, interior roads and off-street parking areas, with the exception of driveways, where sufficient illumination for the safety and convenience of residents and vehicular traffic shall be provided. Lighting performance criteria include provisions for residential level security, safety, and adequate (not excessive) illumination, while providing for control of offsite glare and uplighting. Lighting fixture designs shall complement building architecture.

(5) Signage

- (a) Entry signs may be monument style and illuminated backlit or direct LED with no light spillage.
- (b) Entry signs shall be monument style, not exceed thirty-six (36) S.F. in area nor 6 feet (6') in height including the base and located outside of any sight triangle areas.
- (c) Entry signs are to be set back a minimum of ten feet (10') from the right-of-way
- (d) Directional and information signs are permitted, not to exceed 18 S.F. in area.
- (e) Temporary signage, including freestanding ground signs, flag signs, banner signs, contractor signs, or other signs advertising the availability of the residential units and/or directing the public to the development are permitted until the development reaches 100% occupancy.
- (f) ADA parking signs shall be provided consistent with N.J. State and Federal requirements.

(6) All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards.

(7) Loading, refuse and recycling, and service utility areas.

- (a) A central area consisting of trash compactors and recycling facilities shall be provided to service the entire development. This area shall be conveniently located for residential deposition of waste and recyclables.

- (b) All loading, refuse and recycling collection, service and utility areas shall be sufficient in size to collectively serve the development. The required method of screening for dumpsters, trash compactors, recycling facilities or other outdoor storage areas shall conform to the standards outlined in §174-14G.
 - (c) Outside deposit areas shall not be permitted in any required yard, setback, or buffer area, nor shall they interfere with the operation of off-street parking facilities.
 - (d) Trash compactors, recycling facilities, and loading areas shall be located on the site so as to provide clear and convenient access for collection vehicles.
 - (e) The applicant shall provide a waste management and recycling plan, subject to Township review and approval. Such management plan shall be submitted with an application for preliminary approval.
 - (f) Refuse and recycling requirements. All refuse and recycling requirements of §185-8 shall apply.
- E. Stormwater Management. Development shall be designed with stormwater management facilities pursuant to the design requirements of RSIS, NJDEP green infrastructure, NJAC 7:8 Stormwater Management Rules, Harrison Township Ordinances and the Standards for Soil Erosion and Sediment Control in New Jersey. Proposed Stormwater Management Facilities are required only for the proposed improvements associated with the development. Stormwater management facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the planning board.
- F. Performance Criteria and Standards
- (1) Promote energy conservation in construction design.
 - (2) Control adverse development impacts including noise and light.
 - (3) Utility improvements, including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics.
 - (4) On-site solar electric generation is recommended to advance municipal green initiatives.
 - (5) Provide ample buffering/screening so to screen views and reduce noise perception offsite.

- (6) Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.
- (7) Buildings are to include architectural design features that add visual interest to the residential buildings. While not required, all buildings shall try to integrate the design standards set forth in §174-13 as related to architectural style and materials.
- (8) As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features.
- (9) Adequate provision shall be made through the physical design of the residential development for public services, waste, and recycling collection, control over vehicular and pedestrian traffic, the amenities of light and air, passive recreation and visual enjoyment, and stormwater management.
- (10) Screening or buffers consisting of fencing, landscaping, berms, or other improvements may be required around parking, utility and refuse disposal areas, existing adjacent residential areas, and around other similar areas as determined by the Planning Board.

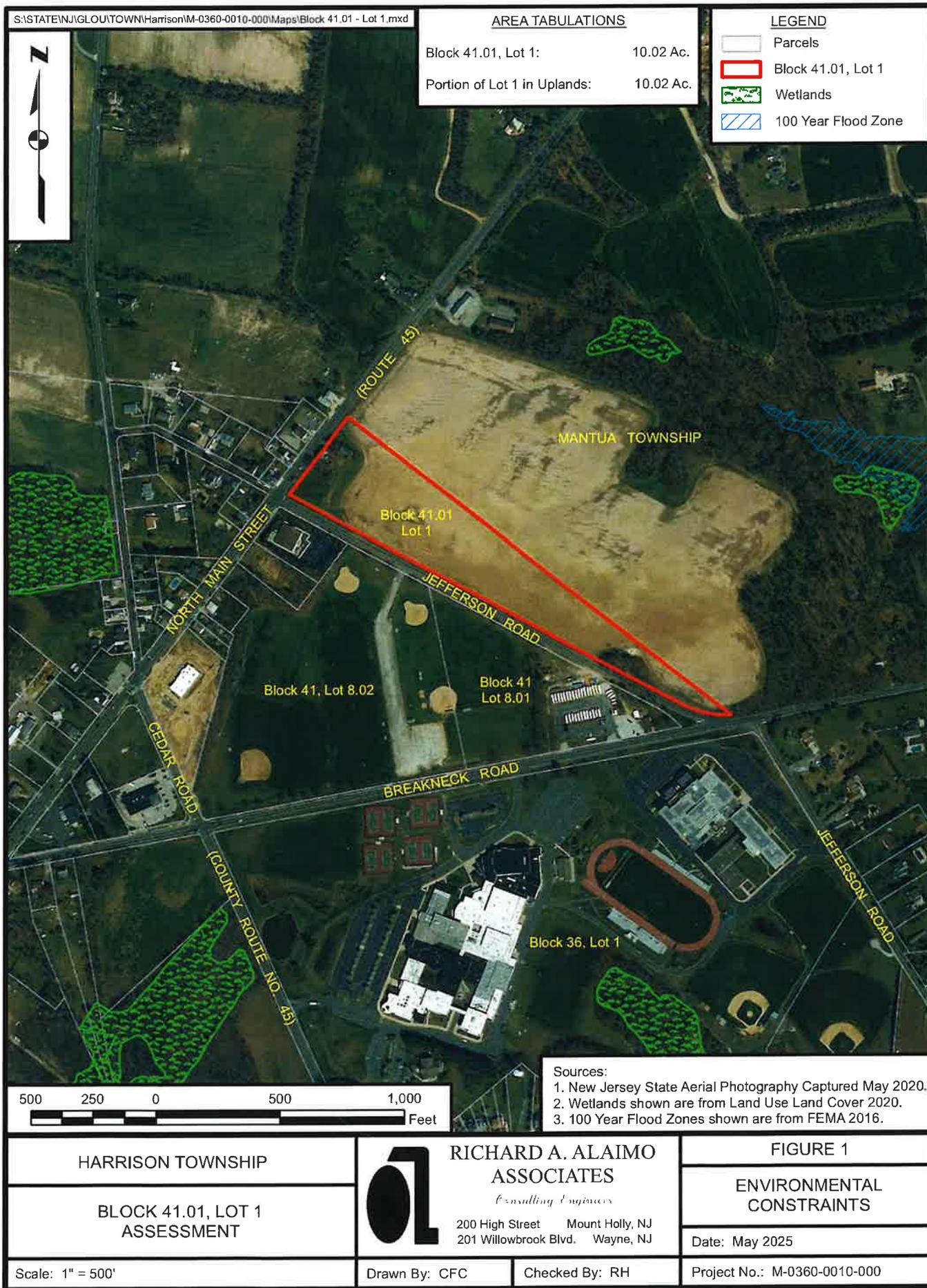
G. All design and performance standards set forth in the Township code that are not address herein remain applicable.

H. Affordable Housing Requirements.

- (1) Design of Affordable Units. Design and siting of the affordable units and market rate units must comply with the occupancy standards set forth in N.J.A.C. 5:80-26.5(a)(2) and/or (a)(3), as applicable, and Chapter 67 of the Township Code. Bedroom and income distribution shall be determined by the Municipal Housing Liaison in consultation with the Administrative Agent approved by the Township for the project, at or before the time of application for a construction permit for the first dwelling unit in the project. This shall be an essential and non-severable condition of any approval.
- (2) Compliance with settlement agreement. Full compliance with the Mediation Agreement entered into between the Township and Fair Share Housing Center, dated December 15, 2025, as may be amended and supplemented, and shall be an essential and a non-severable condition of any approval.
- (3) Construction and phasing of construction of all affordable units shall be in strict compliance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of application for a construction permit. Administration of all affordable units shall be in accordance with the most current version of UHAC and Chapter 67 of the Township Code in

effect at the time of administration. To the extent that the provisions of UHAC conflict with the provisions of the Township Ordinance, UHAC will apply. This shall be an essential and non-severable condition of any approval.

- (4) Deed Restriction. The signature of the Municipal Housing Liaison on the subdivision plan shall be a required signature for recording the subdivision plan or subdivision deed. Prior to signing the subdivision plan or subdivision deed, the developer or owner of the tract shall record a deed restriction, in the form approved by the Municipal Housing Liaison and required by UHAC, identifying the affordable units to be constructed as part of the project. This shall be an essential and non-severable condition of any approval.



S:\STATE\NJ\GLOU\TOWN\Harrison\M-0360-0010-000\Maps\Block 41.01 - Lot 1.mxd

AREA TABULATIONS

Block 41.01, Lot 1: 10.02 Ac.
 Portion of Lot 1 in Uplands: 10.02 Ac.

LEGEND

- Parcels
- Block 41.01, Lot 1
- Wetlands
- 100 Year Flood Zone



Sources:
 1. New Jersey State Aerial Photography Captured May 2020.
 2. Wetlands shown are from Land Use Land Cover 2020.
 3. 100 Year Flood Zones shown are from FEMA 2016.

HARRISON TOWNSHIP
 BLOCK 41.01, LOT 1
 ASSESSMENT

RICHARD A. ALAIMO ASSOCIATES
Consulting Engineers
 200 High Street Mount Holly, NJ
 201 Willowbrook Blvd. Wayne, NJ

FIGURE 1
ENVIRONMENTAL CONSTRAINTS
 Date: May 2025

Scale: 1" = 500'

Drawn By: CFC

Checked By: RH

Project No.: M-0360-0010-000

ORDINANCE NO. 09-2026**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 225 ZONING OF THE HARRISON TOWNSHIP CODE TO ADD TO ARTICLE II RESIDENTIAL DISTRICTS §225-15.4 R-11 SPECIAL RESIDENTIAL DISTRICT AND REZONING**

WHEREAS, in 1975, the New Jersey Courts announced in Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

WHEREAS, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”); and

WHEREAS, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

WHEREAS, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendment to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) to implement the FHA Amendments; and

WHEREAS, N.J.S.A. 52:27D-304.1(f)(2)(a) requires municipalities seeking to participate in the Program and secure immunity from exclusionary zoning lawsuits to prepare and adopt a housing element and fair share plan that sets forth a plan for providing for a municipality’s fair share of affordable housing, and N.J.S.A. 52:27D-304.1(f)(2)(c) requires municipalities to adopt ordinances to implement the housing element and fair share plan; and

WHEREAS, on June 19, 2025, the Joint Land Use Board of the Township of Harrison, acting as a planning board, adopted a Housing Element and Fair Share Plan which identified Block 56, Lot 3 as a potential site for the provision of a 100% family affordable housing project; and

WHEREAS, pursuant to that authority, and the authority set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) to adopt zoning ordinances, the Township has determined it is in the best interest of the Township of Harrison to create a new overlay zone to be known as the “R-11 Special Residential District” on a portion of the property known as Block 56, Lot 3 to permit a 100% affordable multi-family senior residential development containing

exclusively senior affordable housing in order to create a realistic potential for the provision of affordable housing to satisfy, in part, the Township’s Mount Laurel obligations.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Harrison, Gloucester County, State of New Jersey, as follows:

1. The Township hereby amends Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to add a new Section 225-15.4 “R-11 Special Residential District,” as set forth in Exhibit A attached hereto.

2. Block 56, Lot 3 is hereby rezoned to add the R-11 Special Residential District as an overlay zone on said property.

3. Section 225-5, entitled “Zoning Maps” of Article I, entitled “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison is hereby amended by way of an amendment to the Zoning Map to create an overlay zone on Block 56, Lot 3 known as the R-11 Special Residential District in accordance with this Ordinance. The Zoning Map shall be amended to reflect this new overlay zone.

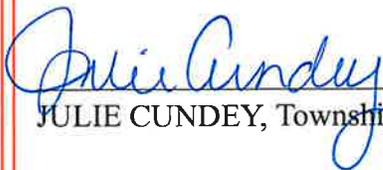
4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

5. In the event any clause, section, or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

6. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF HARRISON



JULIE CUNDEY, Township Clerk



THOMAS COAKLEY, Deputy Mayor

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, held on the _____ day of _____, 2026, and will be considered for

final passage after a public hearing at a meeting of the Township Committee of the Township of Harrison to be held on the ___ day of _____, 2026.



JULIE CUNDEY, Township Clerk

I hereby certify that the foregoing Ordinance was approved for final adoption by Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey at a meeting held on the ___ day of _____, 2026.



JULIE CUNDEY, Township Clerk

EXHIBIT A

Chapter 225, Zoning

Article II, Residential Districts

Section 225-15.4, R-11 Special Residential District

§225-15.4 R-11 Special Residential District

A. Permitted Principal Uses:

- (1) Age-restricted multifamily residential apartments. The maximum number of residential units shall not exceed sixty-six (66).
- (2) All residential units shall be affordable to very low-, low-, and moderate-income households and shall be age-restricted rentals which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

B. Permitted Accessory Uses:

- (1) Off-street Parking and Loading; Bicycle Racks
- (2) Electric Vehicle Recharging Facilities
- (3) Stormwater Management Facilities
- (4) Utility Infrastructure
- (5) Waste and Recycling Facilities
- (6) Signage
- (7) Mailbox Cluster
- (8) Patios
- (9) Community Room
- (10) Ground Maintenance Storage Buildings
- (11) Enclosures for dumpsters or trash compactors for trash and recyclable materials
- (12) Community and indoor and outdoor recreational amenities or facilities, including but not limited to clubhouse, rental office, management office,

swimming pools, tot lots, playgrounds, dog parks, benches, gazebos, pavilions and fire pits. If one or more of these are combined into a single lot, then they shall be collectively considered a single principle permitted use.

(13) Fitness center

(14) Fire pit

(15) Sidewalks and pathways

(16) Other accessory uses and amenities customarily incidental to the principal permitted use as approved by the Planning Board

C. Site Area and Bulk Requirements. The following shall be the bulk standards for the R-11 Special Residential District:

- Minimum Lot Area 10 acres
- Minimum Front Yard Setback 25 Feet
- Minimum Side Yard Setback 10 Feet to Area boundary
- Minimum Rear Yard Setback 15 Feet
- Maximum Building Height 3 stories and 45 Feet
- Maximum Building Coverage 35%
- Maximum Lot Coverage 65%
- Minimum Parking and Driveway Setback 10 Feet
- Minimum Buffer 15 Feet
- Minimum Setback and Landscaped Buffer Areas along tract Boundary:

The perimeter tract setback and buffer shall be 50'. Parking, drive aisles, trash and recycling enclosures, fencing, play areas, green infrastructure improvements, mailboxes, and similar accessory uses as determined by the Planning Board, may be permitted within the buffer area, but set back at least twenty-five feet (25') from the tract boundary, and provided with adequate landscape buffering. Stormwater management facilities and underground utilities are also permitted within the buffer area but shall be set back at least 10' from the tract boundary and provided with adequate landscaping.

D. Design Criteria.

(1) Building site design principles

(a) Minimum Distance between Principle buildings: A minimum separation of 35' shall be provided between any two residential buildings.

- (b) Minimum distance of 30' separation between any residential building and any accessory building, including but not limited to a clubhouse.
 - (c) Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Marshal requirements.
 - (d) Principal buildings shall be setback a minimum of 75' from any tract boundary.
- (2) Parking Requirements.
- (a) The standards set forth in the RSIS shall govern all parking requirements as to size and number of parking spaces. Parking spaces, open or enclosed, shall be on the same lot or tract of land as the building or use to be served.
 - (b) Accessible parking spaces in the quantity required to comply with State regulations governing accessible parking spaces shall be provided and shall comply with the dimensional requirements set forth by State regulations governing accessible parking spaces.
 - (c) No parking spaces shall be closer than 10' to a building and within 25' of a tract perimeter. This regulation shall not apply to garage and drive aisles or accessways.
 - (d) Electric vehicle parking spaces shall be provided as follows:
 - i. Prepare as make-ready parking spaces at least fifteen percent (15%) of the required off-street parking spaces, and install EVSE in at least one-third of the fifteen percent (15%) of make-ready parking spaces;
 - ii. Throughout the installation of EVSE in the make-ready parking spaces, at least five percent (5%) of the electric vehicle supply equipment shall be accessible for people with disabilities.
 - iii. Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
 - iv. Applicant at its option may install electric vehicle supply equipment in all make-ready parking spaces prior to issuance of the initial certificate of occupancy, or may phase installation in such a manner that electric vehicle supply equipment is installed to serve "make-ready" parking spaces at not less than the rate of one

third prior to issuance of the initial certificate of occupancy, one third within three (3) years of issuance of the initial certificate of occupancy, and one third within six (6) years of issuance of the initial certificate of occupancy.

- (e) Should the applicant demonstrate conformance with parking generation rates as specified in the most recent ITE Parking Generation Manual and the Planning Board deems these parking requirements to be reasonable, relief may be requested.
 - (f) Parking for tractor trailers and delivery trucks shall not be permitted. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.
- (3) Access and Circulation.
- (a) One access point, to and from the tract, shall be permitted for every 300 feet of frontage. Access drives or driveways shall be provided in accordance with the criteria provided in this section. If requested by the fire chief, an emergency access drive shall be provided. Vehicular connections to adjacent properties may be provided where appropriate.
 - (b) All parking and drive aisles shall comply with RSIS.
 - (c) Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.
 - (d) Comprehensive on-site pedestrian circulation shall be provided that includes ADA-compliant crosswalks at all internal intersections and sidewalks along both sides of all roads and throughout the site.
 - (e) A comprehensive bicycle and pedestrian plan shall be provided that takes into consideration future development at the state, county, and local level. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space and amenities, as determined, to be appropriate and feasible.
 - (f) Bicycle parking facilities shall be located indoors and outdoors. Indoor bicycle parking shall be a dedicated space for storage of bicycles.
- (4) Lighting Design Standards. Luminaire height shall not exceed twenty feet (20'). Luminaire height to be measured from grade level to center line of

fixture. LED lighting with a maximum color temperature of 3000K with sharp cutoff luminaires shields is required. The measure of lighting intensity at the boundary of the property shall not exceed 0.1 foot-candles. Lighting intensity limits are exclusive of any driveway access points for purposes of vehicular and pedestrian safety and where additional lighting may be advantageous for pedestrian sidewalk areas. Suitable security and convenience lighting shall be provided as necessary along all walks, interior roads and off-street parking areas, with the exception of driveways, where sufficient illumination for the safety and convenience of residents and vehicular traffic shall be provided. Lighting performance criteria include provisions for residential level security, safety, and adequate (not excessive) illumination, while providing for control of offsite glare and uplighting. Lighting fixture designs shall complement building architecture.

(5) Signage

- (a) Entry signs may be monument style and illuminated backlit or direct LED with no light spillage.
- (b) Entry signs shall be monument style, not exceed thirty-six (36) S.F. in area nor 6 feet (6') in height including the base and located outside of any sight triangle areas.
- (c) Entry signs are to be set back a minimum of ten feet (10') from the right-of-way
- (d) Directional and information signs are permitted, not to exceed 18 S.F. in area.
- (e) Temporary signage, including freestanding ground signs, flag signs, banner signs, contractor signs, or other signs advertising the availability of the residential units and/or directing the public to the development are permitted until the development reaches 100% occupancy.
- (f) ADA parking signs shall be provided consistent with N.J. State and Federal requirements.

(6) All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards.

(7) Loading, refuse and recycling, and service utility areas.

- (a) A central area consisting of trash compactors and recycling facilities shall be provided to service the entire development. This area shall be conveniently located for residential deposition of waste and recyclables.

- (b) All loading, refuse and recycling collection, service and utility areas shall be sufficient in size to collectively serve the development. The required method of screening for dumpsters, trash compactors, recycling facilities or other outdoor storage areas shall conform to the standards outlined in §174-14G.
- (c) Outside deposit areas shall not be permitted in any required yard, setback, or buffer area, nor shall they interfere with the operation of off-street parking facilities.
- (d) Trash compactors, recycling facilities, and loading areas shall be located on the site so as to provide clear and convenient access for collection vehicles.
- (e) The applicant shall provide a waste management and recycling plan, subject to Township review and approval. Such management plan shall be submitted with an application for preliminary approval.
- (f) Refuse and recycling requirements. All refuse and recycling requirements of §185-8 shall apply.

E. Stormwater Management. Development shall be designed with stormwater management facilities pursuant to the design requirements of RSIS, NJDEP green infrastructure, NJAC 7:8 Stormwater Management Rules, Harrison Township Ordinances and the Standards for Soil Erosion and Sediment Control in New Jersey. Proposed Stormwater Management Facilities are required only for the proposed improvements associated with the development. Stormwater management facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the planning board.

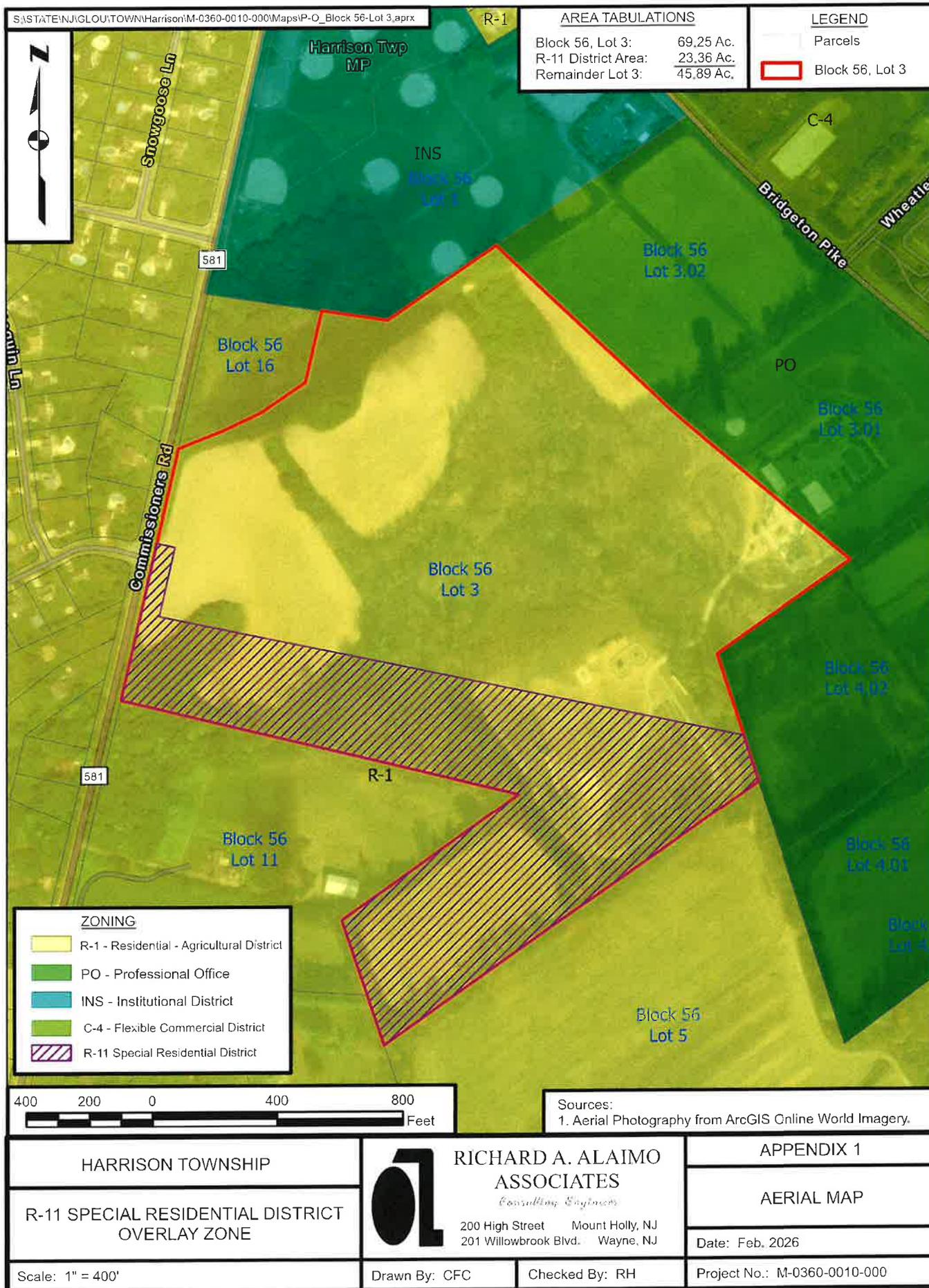
F. Performance Criteria and Standards

- (1) Promote energy conservation in construction design.
- (2) Control adverse development impacts including noise and light.
- (3) Utility improvements, including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics.
- (4) On-site solar electric generation is recommended to advance municipal green initiatives.

- (5) Provide ample buffering/screening so to screen views and reduce noise perception offsite.
 - (6) Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.
 - (7) Buildings are to include architectural design features that add visual interest to the residential buildings. While not required, all buildings shall try to integrate the design standards set forth in §174-13 as related to architectural style and materials.
 - (8) As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features.
 - (9) Adequate provision shall be made through the physical design of the residential development for public services, waste, and recycling collection, control over vehicular and pedestrian traffic, the amenities of light and air, passive recreation and visual enjoyment, and stormwater management.
 - (10) Screening or buffers consisting of fencing, landscaping, berms, or other improvements may be required around parking, utility and refuse disposal areas, existing adjacent residential areas, and around other similar areas as determined by the Planning Board.
- G. All design and performance standards set forth in the Township code that are not address herein remain applicable.
- H. Affordable Housing Requirements.
- (1) Design of Affordable Units. Design and siting of the affordable units and market rate units must comply with the occupancy standards set forth in N.J.A.C. 5:80-26.5(a)(2) and/or (a)(3), as applicable, and Chapter 67 of the Township Code. Bedroom and income distribution shall be determined by the Municipal Housing Liaison in consultation with the Administrative Agent approved by the Township for the project, at or before the time of application for a construction permit for the first dwelling unit in the project. This shall be an essential and non-severable condition of any approval.
 - (2) Compliance with settlement agreement. Full compliance with the Mediation Agreement entered into between the Township and Fair Share Housing Center, dated December 15, 2025, as may be amended and supplemented, and shall be an essential and a non-severable condition of any approval.
 - (3) Construction and phasing of construction of all affordable units shall be in strict compliance with the most current version of UHAC and Chapter 67 of

the Township Code in effect at the time of application for a construction permit. Administration of all affordable units shall be in accordance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of administration. To the extent that the provisions of UHAC conflict with the provisions of the Township Ordinance, UHAC will apply. This shall be an essential and non-severable condition of any approval.

- (4) Deed Restriction. The signature of the Municipal Housing Liaison on the subdivision plan shall be a required signature for recording the subdivision plan or subdivision deed. Prior to signing the subdivision plan or subdivision deed, the developer or owner of the tract shall record a deed restriction, in the form approved by the Municipal Housing Liaison and required by UHAC, identifying the affordable units to be constructed as part of the project. This shall be an essential and non-severable condition of any approval.



S:\STATE\NJ\GLO\TOWN\Harrison\M-0360-0010-000\Maps\P-O_Block 56-Lot 3.aprx

R-1

AREA TABULATIONS

Block 56, Lot 3:	69.25 Ac.
R-11 District Area:	23.36 Ac.
Remainder Lot 3:	45.89 Ac.

LEGEND

	Parcels
	Block 56, Lot 3

ZONING

	R-1 - Residential - Agricultural District
	PO - Professional Office
	INS - Institutional District
	C-4 - Flexible Commercial District
	R-11 Special Residential District



Sources:
1. Aerial Photography from ArcGIS Online World Imagery.

HARRISON TOWNSHIP
R-11 SPECIAL RESIDENTIAL DISTRICT
OVERLAY ZONE

RICHARD A. ALAIMO ASSOCIATES
Consulting Engineers
200 High Street Mount Holly, NJ
201 Willowbrook Blvd. Wayne, NJ

APPENDIX 1
AERIAL MAP
Date: Feb, 2026

Scale: 1" = 400' Drawn By: CFC Checked By: RH Project No.: M-0360-0010-000



License No. GH2700

**State of New Jersey
Department of Human Services**

Office of Licensing

LICENSE

ELWYN NEW JERSEY

**208 W. Landis Avenue
Vineland, NJ 08360**

Having met the requirements of the New Jersey Statute, P.L. 1977, c. 448, and the regulations of this

Department, is hereby licensed as a

Group Home Developmental Disability

for 5 individuals

at

**303 WILLIAMSON LANE
MULLICA HILL, NJ 08062**

This License is effective from 08/31/2025 to 08/31/2026

A handwritten signature in black ink, appearing to read "Stephen Cha".

Stephen Cha, MD, MHSR, Acting Commissioner, Department of Human Services

Lot: 3.01 **Lot:** 1.06AC **Street Address:** 111 ELWYN ROAD **Impr:** 363,500 **Code:**
Qual: **Addl:** **City & State:** MEDIA, PA 19063 **Total:** 433,500 **Value:**
Map: M **RENOVATIONS** **Property Loc:** 303 WILLIAMSON LN **Class:** 15D **HARRISON TWP** **433,500**

Date	Description	Amount	Compl	Mos	Added	ASSESSMENT HISTORY			SALE HISTORY			
						Year	Land	Impr	Net	Grantor	Date	Price
2025		70,000				433,500			AHMAD, HASSAN	05/06/19	450,000	7
2024		70,000				363,500			DEUTSCHE BANK NATIONAL TRUST CO	08/14/18	210,000	31
									GLOUCESTER COUNTY SHERIFF	03/08/17	100	12
										06/30/89	112,000	

LAND CALCULATIONS **UNIT METHOD:** 1.000 AC RATE: 20000 SITE: 50000 NC:100 **70,000**

BUILDING PERMITS				SITE INFORMATION			
Map:	Neigh:	Util:	Zone:	VCS:	Road:	Acres:	Auto:
2	LN03		R2	LN03	PAVED	1.000	Y

SKETCH

BIDG INFORMATION

Year Built: 1984 **Type/Use:** ONE FAMILY
Eff Age: 32 Y **Style:** RANCH
Bldg Cla: 16 **Ext Siding:** VINYL SIDING
Num Units: 16 **Roof Type:** GABLE
MS **Roof Matl:** ASPHALT SHINGLE
Condition: AVERAGE **Foundation:** CONCRETE SLAB
Int Condi: GOOD **Fndtn Consi:** ONE STORY
Story Ht: ONE STORY **Heat Source:** GAS
Row /End: **Garage:** Livable Area: 4219

Room Count	B	1	2	3	T
BEDROOMS:	4	4	3	3	4
FULL BATH:	3	3	0	0	3
HALF BATH:	1	1	1	1	0
KITCHEN:	1	1	1	1	1
LIVING RM:	1	1	1	1	1
DINING RM:	1	1	1	1	1
FAMILY RM:	1	1	1	1	1
OTHER:	2	2	2	2	2
Condition	Modern Avg Old				
KITCHEN:	1	2	1	1	
BATH:	1	2	1	1	

Land: 70,000 **Impr:** 363,500 **Total:** 433,500



DP (125)
 IS/SL (4219)
 IC (528)

Property Card

Photos

Search

Block: 3 Prop Loc: 303 WILLIAMSON LN Owner: ELWYN NEW JERSEY
 Lot: 3.01 District: 08 - HARRISON TWP Street: 111 ELWYN ROAD
 Qual: County: 08 - GLOUCESTER City State: MEDIA, PA 19063

Additional Information

Prior Block: Map Page: 2 Addl Lots:
 Prior Lot: EPL Code: 20 04 997 Initial: 110419
 Prior Qual: Statute: 54:4-3.6 Further: 110125
 Acct Num: Desc: **DISABLED RESIDENCE** SpTax Cd: F01
 Bank Code: 00000 Mtg Acct: Updated: 02/03/23
 Deduction: \$0 Prior Year Taxes: \$0.00 Current Year Taxes: \$0.00
 Square Ft: 4219 Year Built: 1984 Class: **15D - CHURCH & CHARITABLE PROPERTY**
 Acreage: 1.000 Bldg Desc: 1SF RANCH Style: RH - RANCH
 Zone: R2 Land Desc: 1.06AC Neigh: LN03
 ";

Sale History

Date	Book	Page	Price	NU Code	Grantor
06/30/89	1889	221	112000		
03/08/17	5630	172	100	12	GLOUCESTER COUNTY SHERIFF
08/14/18	5936	317	210000	31	DEUTSCHE BANK NATIONAL TRUST CO
05/06/19	6105	195	450000	7	AHMAD, HASSAN

Building Permits

Date	Number	Description	Amount	Complete	AA	Months
------	--------	-------------	--------	----------	----	--------

Assessment Information

Year	Owner	Land	Impr	Exmpt	Net
2025	ELWYN NEW JERSEY	70000	363500	0	433500
2024	ELWYN NEW JERSEY	70000	363500	0	433500

Recent Sales

Block	Lot	Qual	Location	Date	Price	NU	Class	SqFt	Acres	Style	Neigh
-------	-----	------	----------	------	-------	----	-------	------	-------	-------	-------

*New Jersey Department of Health
Division of Certificate of Need & Licensing*

LICENSE

MULLICA GARDENS ASSISTED LIVING LLC

*Pursuant to N.J.S.A. 26:2H-1 et seq,
which is hereby licensed to operate*

MULLICA GARDENS ASSISTED LIVING

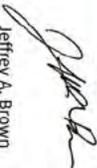
161 MULLICA HILL ROAD - MULLICA HILL, NJ 08062

ASSISTED LIVING RESIDENCE

consisting of:

Beds:
80 Assisted Living Beds

License #: 08A009
Effective: July 1, 2025
Expires: June 30, 2026
Issued: May 20, 2025


Jeffrey A. Brown
Acting Commissioner



MUST BE POSTED IN A CONSPICUOUS PLACE IN THE FACILITY
THIS LICENSE IS NOT TRANSFERABLE, APPLIES ONLY TO THE ABOVE LOCATION, AND TERMINATES ON NOTICE BY THE DEPARTMENT

Harrison Township
114 Bridgeton Pike
Mullica Hill, NJ 08062
(856)478-4111 FAX

Permit No. **1300541**
Control No. **333649**
Block/Lot 59/17.03
Date 6/28/06

Certificate of Occupancy

IDENTIFICATION

Block/Lot 59/17.03
Work Site Location 161 MULLICA HILL RD
Owner in Fee/Occupant MULLICA GARDENS REALTY LLC
Address 161 MULLICA HILL RD
HARRISON, NJ 08062
Telephone _____
Contractor F. J. L. ENTERPRISES INC
Address 1198 BROADWAY,
WESTVILLE, NJ 08093
Telephone (856)845-2711 FAX _____
Lic. No. or Bldrs. Reg. No. 13VH01358600-12/31/13
Federal Emp. No. _____

Home Warranty No. _____
Type of Warranty Plan: [] State [] Private
I-2
Use Group 100
Maximum Live Load _____
Construction Classification _____
Maximum Occupancy Load 286
Description of Work/Use:
ASSISTED LIVING FACILITY 64 UNITS

[X] CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate: _____

CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:17
This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

[] Total removal of lead-based paint hazards in scope of work
[] Partial or limited time period (_____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____



John M Eckler, Construction Official

U.C.C. F260
(rev. 3/96)

Permit Fee \$ 9,463

Paid [] Check No. _____

Collected by: _____

ORDINANCE NO. 07-2026**AN ORDINANCE OF THE MAYOR AND COMMITTEE
OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY, AMENDING CHAPTER 225
ZONING OF THE HARRISON TOWNSHIP CODE TO ADD TO ARTICLE II
RESIDENTIAL DISTRICTS §225-15.2 R-9 SPECIAL RESIDENTIAL DISTRICT**

WHEREAS, in 1975, the New Jersey Courts announced in Southern Burlington County N.A.A.C.P., et al, v. Township of Mount Laurel, 67 N.J. 151 (1975), that New Jersey municipalities have a constitutional obligation to affirmatively plan and provide for its fair share of affordable housing for low- and moderate-income households; and

WHEREAS, the New Jersey Legislature codified this constitutional obligation in 1985 through the adoption of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”); and

WHEREAS, on March 20, 2024, the New Jersey Legislature adopted an amendment to the FHA, which abolished the Council on Affordable Housing (“COAH”), created an Affordable Housing Dispute Resolution Program within the Courts (the “Program”), and codified standards for complying with a municipality’s affordable housing obligation (“FHA Amendments”); and

WHEREAS, the Department of Community Affairs adopted regulations set forth at N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”), implementing the FHA Amendments and the New Jersey Housing and Mortgage Finance Agency also adopted amendment to the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”) to implement the FHA Amendments; and

WHEREAS, N.J.S.A. 52:27D-304.1(f)(2)(a) requires municipalities seeking to participate in the Program and secure immunity from exclusionary zoning lawsuits to prepare and adopt a housing element and fair share plan that sets forth a plan for providing for a municipality’s fair share of affordable housing, and N.J.S.A. 52:27D-304.1(f)(2)(c) requires municipalities to adopt ordinances to implement the housing element and fair share plan; and

WHEREAS, pursuant to that authority, and the authority set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (“MLUL”) to adopt zoning ordinances, the Township has determined it is in the best interest of the Township of Harrison to create a new R-9 Special Residential District on property known as Block 5, Lots 10, 11 and 13 to permit age-restricted residential development with a mandatory 20% set aside for affordable housing.

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Harrison, Gloucester County, State of New Jersey, as follows:

1. The Township hereby amends Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to add a new Section 225-15.2 “R-9 Special Residential District,” as set forth in Exhibit A attached hereto.

2. Block 5, Lots 10, 11 and 13 are hereby rezoned to the R-9 Special Residential District.

3. Section 225-5, entitled “Zoning Maps” of Article I, entitled “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison is hereby amended by way of an amendment to the Zoning Map to rezone Block 5, Lots 10, 11 and 13 as the R-9 Special Residential District in accordance with this Ordinance. The Zoning Map shall be amended to reflect this new overlay zone.

4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

5. In the event any clause, section, or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

6. The Township finds that this Ordinance is not substantially consistent with or designed to effectuate the Housing Element and Fair Share Plan that was adopted on June 19, 2025 (“2025 HEFSP”). However, the Township finds that adoption of this Ordinance is appropriate because circumstances have changed since the adoption of the 2025 HEFSP. The Township makes this finding because:

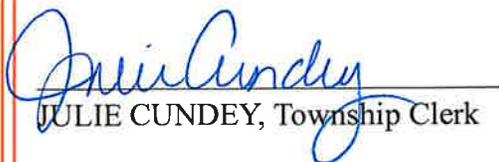
- a. One of the compliance mechanisms in the Third Round, Mullica West Senior Development, has proposed to provide family units instead of senior units and the Township has determined it is appropriate to allow this change to occur because the developer has already constructed 216 family affordable units in a 100% affordable housing project and this change would allow the new units to be better integrated into the existing development.
- b. By converting the Mullica West Senior Development into family units, the Township is not providing any senior affordable housing units in the Third Round. However, approximately 28% of the Township’s population is age 55 years and older, and at least 30% of the population of Region 5, which Harrison Township’s housing region, is 55 years and older. Therefore, it is appropriate to ensure that a sufficient amount of senior housing is provided to meet the needs of the senior population, including a sufficient amount of senior affordable units.
- c. Adoption of this ordinance allows the Township to create a realistic opportunity for the creation of a sufficient amount of senior affordable housing units to meet the needs of senior households in Region 5 and furthers the goals of the Mount Laurel

Doctrine, which is to provide an opportunity for a variety and choice of housing for all categories of people.

7. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF HARRISON


JULIE CUNDEY, Township Clerk


THOMAS COAKLEY, Deputy Mayor

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, held on the _____ day of _____, 2026, and will be considered for final passage after a public hearing at a meeting of the Township Committee of the Township of Harrison to be held on the ___ day of _____, 2026.

JULIE CUNDEY, Township Clerk

I hereby certify that the foregoing Ordinance was approved for final adoption by Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey at a meeting held on the _____ day of _____, 2026.

JULIE CUNDEY, Township Clerk

EXHIBIT A

Chapter 225, Zoning

Article II, Residential Districts

Section 225-15.2, R-9 Special Residential District

§225-15.2 R-9 Special Residential District

- A. Purpose: to provide for a diversity of housing options in the Township and to provide affordable housing.
- B. General.
 - (1) The district shall be developed in a comprehensive manner pursuant to one development plan.
- C. Permitted Uses:
 - (1) In the R-9 Special Residential District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:
 - (a) Age-restricted single family detached dwellings which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.
 - (b) Age-restricted townhouses, but excluding stacked townhouses which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607;
 - (c) Age-restricted mid-rise apartments with elevators which comply with the age and occupancy requirements set forth in § 225-42 or the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607;
 - (d) Community and indoor and outdoor recreational amenities, including but not limited to clubhouse, rental office, management office, swimming pools, tot

lots, playgrounds, dog parks, benches, gazebos, pavilions and fire pits. If one or more of these are combined into a single lot, then they shall be collectively considered a single principle permitted use;

- (e) Stormwater Facilities;
 - (f) Utility Infrastructure including but not limited to pump stations, water tanks, above ground heated enclosure, transformers, ac units, generators.
- (2) Affordable Housing Set-Aside. At least 20% of the total residential units developed on the tract shall be reserved for, and deed restricted in accordance with the most current version of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), in effect at the time of application for a construction permit, Chapter 67, Affordable Housing, of the Harrison Township Code, as may be amended and supplemented, the most current version of the Harrison Township Housing Element and Fair Share Plan, and the provisions of this Section 225-15.2. All affordable units shall comply with UHAC and Chapter 67 of the Township Code. To the extent there is a conflict between the Township ordinances and UHAC, UHAC standards shall apply.
- (3) Homeowners' association. All permitted uses within a development shall be included in one (1) homeowner's association. The homeowner's association shall become the owner of all lands to be dedicated to recreation, open space, wetlands, stormwater management and/or utility infrastructure, and shall be responsible for the maintenance of all such areas. Affordable units shall be part of the same homeowner's association as the market rate units, and affordable units shall be offered the same access to community and indoor and outdoor recreational amenities, stormwater facilities, utility infrastructure, building ingress and egress and site ingress and egress, as are available to the market-rate units. The master deeds and declaration of covenants and restrictions shall not distinguish between affordable units and market rate units in the calculation of association fees or special assessments in accordance with UHAC.
- (4) Conditional Use. In the R-9 District, a tract may be developed in accordance with the R-2 Residence District Zoning, subject to the following conditions:
- (a) The development must strictly comply with all of the requirements of the R-2 Residence District zoning, including all bulk requirements and accessory uses;
 - (b) If seven (7) or more residential units are proposed, at least 15% of the total residential units developed on the tract shall be reserved for, and deed restricted in accordance with the most current version of the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), in effect at the time of application for a construction permit, Chapter 67, Affordable Housing,

of the Harrison Township Code, as may be amended and supplemented, the most current version of the Harrison Township Housing Element and Fair Share Plan, and the provisions of this Section 225-15.2; and

- (c) The development is proposed on a tract that is at least 60 acres or more.
- (5) Accessory uses. In the R-9 District, the following uses may be permitted as accessory uses:
- (a) Parking; on/off street parking and loading, bicycle racks, electric vehicle recharging facilities
 - (b) Dumpsters, trash compactors, and other trash, recycling, utility, or maintenance structures, enclosures or facilities
 - (c) Street furnishings, planters, streetlights, and exterior, garden-type shade structures
 - (d) Fences and walls
 - (e) Decks, patios, and terraces.
 - (f) Mailbox clusters
 - (g) Loading/delivery areas
 - (h) Signage, including directional and informational
 - (i) Ground Maintenance Storage Buildings
 - (j) Sidewalks and pathways
 - (k) Bus stop
 - (l) Sales offices
 - (m) Fire pit
 - (m) Other accessory uses and/or amenities customarily incidental to the principal permitted use as approved by the Joint Land Use Board
- (6) Temporary Uses. Following the creation of the homeowner's association, the following temporary uses shall be permitted, but only until the last residential unit

within the homeowner's association has been sold: Construction trailers and model homes.

D. District Area and Bulk Requirements. The following shall be the bulk standards for the R-9 Special Residential District:

(1) Tract development.

(a) Minimum tract area: 60 acres.

(b) Minimum building setbacks. Building façade to tract line: 30 feet from the tract line. The building façade is the building elevation facing a public street, roadway, or highway.

(c) Minimum buffer from tract line to parking, drive aisle, or turnaround area: 25 feet excluding access drives and signs.

(d) Maximum permissible development density:

[1] The gross per tract shall not exceed 6 dwelling units per net acre.

[2] The gross density in the zone shall not exceed 720 total dwellings.

[3] The maximum units per building in a townhouse structure shall be 8 units per building.

[4] The maximum units per building for mid-rise apartments shall be 36 units per building.

(e) Maximum building height: three stories and 45 feet.

(f) Maximum building coverage:

[1] Lot: 50%

[2] Tract: 30%.

(g) Maximum impervious coverage:

[1] Lot: 70%

[2] Tract: 50%

(h) Minimum building setbacks from public streets, internal private streets, and drives:

[1] Existing Arterial roadways: 50 feet from proposed right-of-way line.

[2] Existing Collector roadways: 50 feet from edge of pavement or curb or 18 feet from the sidewalk edge closest to the building, whichever distance is greater.

[3] Existing and Proposed Residential streets: 28' feet from right-of-way line or 18 feet from the sidewalk edge closest to the building, whichever distance is greater.

(i) Minimum building setbacks from parking spaces (excluding garage and driveway spaces): 10 feet.

(j) Driveway setbacks:

[1] Interior Townhouse unit driveway setback from property line: 0 feet

[2] Exterior Townhouse unit driveway setback from property line: 5 feet

[3] Single family dwelling unit driveway setback from property line: 5 feet

(k) Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Chief requirements.

(2) Distances between structures. In Townhouses or Mid-rise Apartments, the following distances shall be maintained between structures.

(a) End wall to window wall: 20 feet minimum.

(b) Window wall to window wall (separate buildings): 20 feet minimum.

(c) Window wall to window wall (in the same building): 40 feet minimum, exclusive of architectural accents, including, but not limited to, nooks, notches, or bays.

(d) Townhouse minimum building size is 20 feet by 40 feet, separated by 20 feet side-to-side, 40 feet back-to-back, and 40 feet back-to-side.

(e) Minimum building setbacks from lot line:

[1] Front yard setback: 18 feet.

[2] Side yard setback:

[a] Interior unit in row of townhouses including stacked townhouses: 0 feet.

[a] End units in row of townhouses including stacked townhouses: 5 feet.

[b] Rear yard setback: 20 feet, except that Townhouses may have a rear deck extending 10 feet into the rear yard setback.

(3) Bulk and Area Regulations for Specific Permitted Uses

(a) Community and indoor and outdoor recreational amenities, including but not limited to clubhouse, rental office, management office, swimming pool, tot lot, playgrounds, dog parks, benches, gazebo, pavilion and fire pits.

[1] Minimum Front, Side and Rear Yard Setbacks of 10 feet.

[2] 65% Maximum Building Coverage.

[3] 85% Maximum Impervious Coverage.

[4] Maximum building height of 35 feet, or as approved by Planning Board to accommodate specific amenities.

[5] Minimum lot size: N/A

[6] Minimum lot frontage: N/A

(b) Stormwater Facilities.

[1] Minimum Front, Side and Rear Yard Setbacks of 3 feet.

[2] Minimum lot size: N/A

[3] Minimum lot frontage: N/A

(c) Utility Infrastructure including but not limited to pump stations, water tanks, above ground heated enclosure, transformers, ac units, generators.

[1] Minimum Front, Side and Rear Yard Setbacks of 3 feet.

[2] 85% Maximum Building Coverage.

[3] 95% Maximum Impervious Coverage.

[4] Minimum lot size: N/A

[5] Minimum lot frontage: N/A

(d) Single-Family Residential

- a. Minimum Lot Area: 12,500-SF
- b. Minimum Lot width at setback: 50-feet
- c. Minimum front yard setback: 20 feet
- d. Minimum side yard setback: 10 feet one, 20 feet combined
- e. Minimum rear yard setback: 20 feet
- f. Minimum building height: 35 feet, 2.5 stories
- g. Minimum lot depth: 90 feet
- h. Maximum impervious coverage: 35%

D. Design criteria.

(1) Building site design principles.

(a) Overall principles.

- [1] While not required, all buildings shall try to integrate the design standards set forth in § 174-13 as related to architectural style and materials.
- [2] Screening of private outdoor living areas shall be addressed and may be accomplished with plant materials, masonry structures or wood fencing. Architectural elements such as masonry walls and fences shall be compatible in both style and materials with the dwelling unit of which it is part.
- [3] The design of all accessory uses, including but not limited to street furnishings, planters, streetlights, exterior garden-type shade structures, fences, walls, decks, patios, and terraces, shall complement the architectural style, type, and design of the buildings and the overall project design.

(b) Townhouses

[1] Townhouse structures shall be limited to eight ground floor units per structure. No stacked townhouses shall be permitted. Townhouse units shall be grouped in clusters of consistent architectural design. Architectural treatment, roof changes or vertical or horizontal offsets of a minimum of two feet to create visual breaks on the exterior of buildings should be provided.

[2] Open balconies or outdoor private living spaces for individual dwelling units shall be provided for both market rate unit and affordable units. Balconies integrated into the architectural facade shall be considered as architectural offsets if more than two feet in depth.

(c) Mid-rise apartments.

[1] Open balconies, decks, patios, or garages at the ground floor units should be provided. Balconies integrated into the architectural facade shall be considered as architectural offsets if more than two feet in depth.

[2] Architectural treatment, roof or parapet changes, or jogs of a minimum of two feet to create visual breaks on the exterior of the buildings should be provided.

[3] Architectural treatments, porticos and material changes at points of principal entry should be provided.

(2) Vehicular, bicycle, and pedestrian circulation.

(a) Access. One access point, to and from the tract, shall be permitted for every 300 feet of frontage. Access drives or driveways shall be provided in accordance with the criteria provided in this section.

(b) General vehicular circulation design principles.

[1] The street system should utilize, where appropriate, cul-de-sac, roundabouts, loop streets, and other suitable forms of street layout. Varying street widths according to their intended traffic carrying and parking purposes are encouraged.

[2] If only one access point to and from the tract is provided, an emergency access drive shall be provided in the location recommended by the

Township Fire Chief. Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.

[3] Road and driveway connections from main roads shall be located at grade and not below the crest of vertical curves.

[4] Vehicular connections to adjacent properties may be provided where appropriate.

(c) Pedestrian circulation.

[1] Comprehensive on-site pedestrian circulation shall be provided that includes ADA-compliant crosswalks at all internal intersections and sidewalks along both sides of all roads.

[2] Traffic control devices, namely stop signs, shall be installed at all three-way and four-way intersections.

[3] Traffic calming features shall be installed at the discretion of the Joint Land Use Board.

[4] A comprehensive bicycle and pedestrian plan shall be provided that takes into consideration future development at the state, county, and local level. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space and amenities, as determined, to be appropriate and feasible. This plan shall identify the location and amount of all proposed bicycle parking spaces.

[5] Thermoplastic and laddered or paved crosswalks, a minimum of six feet in width and stop bar, as well as stop sign, shall be placed across all curb cuts, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

(3) Parking and loading requirements.

(a) On and Off-street parking. The standards set forth in the RSIS shall govern all on and off-street parking. Parking stalls for residents and visitors shall be located near dwelling unit entrances. To the extent there is a conflict between this ordinance and RSIS, RSIS standards shall apply; however, driveway and/or garage combinations on individual townhouse lots shall only count towards on-site parking requirements for the individual lot on which they are

located and shall not be counted as parking otherwise available for the overall tract.

(b) EV charging stations. The standards set forth in the Model Statewide Municipal Electric Vehicle (EV) Ordinance published by the New Jersey Department of Community Affairs on September 1, 2021, shall govern the requirements for the installation of electric vehicle charging stations as required under P.L. 2021, c. 171. (N.J.S.A. 40:55D-66.18 et seq.). Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.

(c) Location of parking spaces.

[1] Parking spaces, open or enclosed, shall be on the same lot or tract of land as the building or use to be served. All parking spaces, except for required on-street visitor parking spaces required in RSIS, shall be located on the same lot as the dwelling unit. All single family detached units and all townhouses shall have a driveway sufficient to accommodate at least one off-street parking space, regardless of whether it is an affordable unit or a market rate unit.

[2] A parking space plan addressing parking space allocations shall be submitted with the site plan application.

(d) Bicycle parking design principles.

[1] Location. Bicycle parking facilities shall be located indoors and outdoors.

[2] Mid-rise apartment buildings shall have dedicated interior space or an enclosed room for storage of bicycles.

[3] Bicycle parking spaces shall be provided at all community and indoor and outdoor recreational amenities, and at the cluster mailboxes on the same lot as those amenities. The total number of bicycle parking spaces provided on-tract for these amenities shall be 1 bicycle parking space per ten (10) dwelling units, unless the Joint Land Use Board determines that a lesser number is appropriate. The location of the bicycle parking spaces shall be conveniently located near building entrances or amenity entrances, but shall not block or impede pedestrian or automotive traffic.

(e) Off-street loading requirements.

[1] Mid-rise apartments should provide one off-street loading area for deliveries per building.

(4) Open space and recreational facilities.

(a) Common active open space calculations shall not include lands in conservation easements.

(b) Recreational facilities.

[1] Play lots. One play lot that includes facilities within the play lot for multiple age groups, including toddlers and adolescents, shall be provided in a central location on the tract so that it is easily accessible to all community members or in such other location as approved by the Joint Land Use Board. All facilities shall be ADA compliant.

[2] Passive recreation features, including walking paths, public lawns, pocket parks, civic greens, squares and plazas, shade structures, benches and other types of seating areas, should be integrated into the overall design. A jogging and walking path, a minimum width of five feet, shall be provided around the perimeter of the tract, or in such other locations as approved by the Joint Land Use Board, and shall be connected to the pedestrian circulation system.

[3] *Active recreation adult.* Active adult recreation shall be provided on tract, which shall include one or more of the following uses as a swimming pool, tennis court, a pickleball court, bocce ball court or similar indoor recreational facility or outdoor recreation facility. The active adult recreation shall be centrally located on the tract so that it is easily accessible to all community members or in such other locations as approved by the Joint Land Use Board.

(5) Landscape standards. All landscaping requirements shall conform to § 225-138 as indicated below or unless otherwise noted below.

(a) Street trees. Street trees shall be provided in addition to any buffer requirements for municipal or county streets in accordance with § 192-22.

(b) Landscape buffers. Buffers shall be provided along all site edges as provided for herein:

[1] Where existing vegetation does not exist, a twenty-five-foot landscape buffer shall be required around the entirety of the tract in compliance with § 225-138.

[2] Buffers adjacent to Richwood-Aura Road and all existing residential structures shall include trees, shrubs, and/or berming to provide full visual screening.

(c) Parking areas.

[1] Landscape islands.

[a] Each off-street parking area shall have interior islands with a minimum area equivalent to one parking space per every 10 spaces.

[b] No more than 20 parking spaces shall be placed in one row of parking without an intervening parallel landscape island.

[c] Islands shall be landscaped with shade trees and a combination of evergreen bushes and/or ground cover. Tree canopies should be no lower than seven feet and bushes no higher than three feet to allow for proper vehicular visibility.

[d] Parallel parking islands shall be a minimum of nine feet wide to allow doors to open and provide sufficient soil volume for shade trees planted in the island.

[e] Perpendicular parking islands shall be a minimum of 10 feet wide to allow for car overhang and provide sufficient soil volume for shade tree growth.

[f] All parking islands shall be protected with concrete or Belgian block curbing.

(6) Stormwater.

(a) All stormwater management on the site shall be in compliance with N.J.A.C. 7:8 and Chapter 188, Stormwater Management, of Harrison Township's General Legislation.

(b) Low-impact development techniques, such as protecting natural drainage features, using low-maintenance landscaping and natural vegetation for

retention, and minimizing lawn areas to reduce fertilizer and pesticide use, and others as required under N.J.A.C. 7:8, shall be utilized across the site.

(c) All basins on the site shall be naturalized with appropriate vegetation in accordance with best management practices as described in NJDEP's NJ Stormwater Best Management Practices Manual, as most recently amended.

(7) Sign regulations. Signage in the R9 Special Residential District shall conform to the requirements provided in this subsection.

(a) General. Each site plan application shall include a signage plan showing the specific design, location, size, height, construction, and illumination of proposed signs in accordance with the regulations contained herein.

(b) Permitted signs. The following standards shall apply to all signs in the R9 Special Residential District. No sign type other than those identified below shall be permitted.

[1] Monument signage.

[a] One monument sign shall be permitted at each access point along Richwood Aura Road and at each internal community access point entering the tract from an access easement originating at Richwood Road or Ellis Mill Road.

[b] The maximum monument sign area for signs along Richwood Aura Road, excluding the base structure, shall be 48 square feet per side.

[c] The maximum monument sign area for internal community access points, excluding the base structure, shall be 32 square feet per side.

[d] The maximum monument sign height, including structure and sign area, for signs along Richwood Aura Road shall be 8 feet. The maximum monument sign height, including structure and sign area, for signs at internal community access points shall be 4 feet including the base.

[e] The Planning Board shall have final approval on the location of the internal community access signs.

[f] All monument signs must be located outside of any sight triangle areas. Monument signs may be illuminated backlit or direct LED with no light spillage.

[2] Wayfinding signage.

[a] One freestanding or wall wayfinding sign shall be permitted for each building entrance.

[b] Freestanding wayfinding signs shall be permitted, to be spaced throughout the site for the purpose of wayfinding as needed.

[c] The maximum wayfinding sign area shall not exceed nine square feet and the letter height shall not exceed four inches.

[d] For freestanding signs, the maximum sign height, including structure and sign area, shall be eight feet above existing grade.

[3] Street address signage.

[a] Street address signage shall be provided on each building or for each individual tenant.

[b] Street address numbers shall have a maximum height of six inches on townhouse and 10 inches on mid-rise apartment buildings.

[4] Seasonal banners may be attached to light posts.

[5] Temporary signage, including freestanding ground signs, flag signs, banner signs, contractor signs, or other signs advertising the availability of the residential units and/or directing the public to the development are permitted until the development reaches 100% occupancy.

(8) Loading, refuse and recycling, and service utility areas.

(a) All loading, refuse and recycling collection, service and utility areas shall be sufficient in size to collectively serve the development. The required method of screening for dumpsters, trash compactors, recycling facilities or other outdoor storage areas shall conform to the standards outlined in § 174-14G.

- (b) Outside deposit areas shall not be permitted in any required yard, setback, or buffer area, nor shall they interfere with the operation of off-street parking facilities.
- (c) Trash compactors, recycling facilities, and loading areas shall be located on the site so as to provide clear and convenient access for collection vehicles.
- (d) The applicant shall provide a waste management and recycling plan, subject to Township review and approval. Such management plan shall be submitted with an application for preliminary approval.
- (e) Refuse and recycling requirements. All refuse and recycling requirements of § 185-8 shall apply.
- (f) Outdoor waste and recycling storage areas for non-residential permitted uses.

[1] A central area consisting of trash compactors and recycling facilities may be provided to service the entire development. This area shall be conveniently located for residential deposition of waste and recyclables.

[2] Alternatively, indoor storage areas may be provided in the buildings and temporarily placed outside on days of pickup.

[3] Outdoor dumpster enclosures shall be screened with an opaque solid enclosure of at least five (5) feet in material that matches architecturally with the respective buildings. Enclosures shall have spring loaded opaque solid gates. Chain link fences and chain link fences with slats shall not be used as a dumpster enclosure.

- (g) Dwelling unit storage.

[1] Townhouse dwelling units with garages shall provide a location within the attached garage structure for storage of bins designated recyclable materials and solid waste.

[2] Townhouse dwelling units with no garages, including stacked townhouses, shall provide a shared enclosed dumpster for each building containing townhouse units in an appropriate location as determined by the Joint Land Use Board for storage of designated recyclable materials and solid waste. For buildings containing more than four (4) townhouse dwelling units, two (2) shared enclosed dumpsters shall be provided at each end of the building. Board shall determine final location of dumpsters. Outdoor

dumpster enclosures shall be screened with an opaque solid enclosure of at least five (5) feet in material that matches architecturally with the respective buildings. Enclosures shall have spring loaded opaque solid gates. Chain link fences and chain link fences with slats shall not be used as a dumpster enclosure.

[3] Mid-rise apartment building dwelling units shall provided on each floor of the mid-rise apartment building a central room containing either trash and recycling with bins for collection of recycling or a chute for trash and as separate chute for recycling terminating in a collection area within the structure.

(h) Transformers, telephone terminal boxes, and cable TV boxes located on the ground shall be screened from view with appropriate landscaping or architectural features integrated into the building or overall site design.

(i) Utility improvement including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics.

(9) All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards.

(10) Snow storage and removal. Procedures for snow storage and removal shall be identified and shall be included in the homeowner's association documents. On-site salt storage shall only occur in enclosed structures.

(11) District boundaries: The following parcel referenced by block and lot designations on the Tax Map of the Township of Harrison make up the R-9 Special Residential District: Block 5, Lots 10, 11 & 13.

(13) All design and performance standards set forth in the Township Code that are not address herein remain applicable.

F. Affordable Housing Requirements.

(1) Design of Affordable Units. Design and siting of the affordable units and market rate units must comply with the occupancy standards set forth in N.J.A.C. 5:80-26.5(a)(2) and/or (a)(3), as applicable, and Chapter 67 of the Township Code. Bedroom and income distribution shall be determined by the Municipal Housing Liaison in consultation with the Administrative Agent approved by the Township for the project, at or before the time of application for a construction permit for the

first dwelling unit in the project. This shall be an essential and non-severable condition of any approval.

- (2) Compliance with settlement agreement. Full compliance with the Mediation Agreement entered into between the Township and Fair Share Housing Center, dated December 15, 2025, as may be amended and supplemented, and shall be an essential and a non-severable condition of any approval.
- (3) Construction and phasing of construction of all affordable units shall be in strict compliance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of application for a construction permit. Administration of all affordable units shall be in accordance with the most current version of UHAC and Chapter 67 of the Township Code in effect at the time of administration. To the extent that the provisions of UHAC conflict with the provisions of the Township Ordinance, UHAC will apply. This shall be an essential and non-severable condition of any approval.
- (4) Deed Restriction. The signature of the Municipal Housing Liaison on the subdivision plan shall be a required signature for recording the subdivision plan or subdivision deed. Prior to signing the subdivision plan or subdivision deed, the developer or owner of the tract shall record a deed restriction, in the form approved by the Municipal Housing Liaison and required by UHAC, identifying the affordable units to be constructed as part of the project. This shall be an essential and non-severable condition of any approval.



HARRISON TOWNSHIP

BLOCK 5, LOTS 10, 11 & 13
ASSESSMENT



**RICHARD A. ALAIMO
ASSOCIATES**

Consulting Engineers

200 High Street Mount Holly, NJ
201 Willowbrook Blvd. Wayne, NJ

FIGURE 1

**ENVIRONMENTAL
CONSTRAINTS**

Date: May 2025

Scale: 1" = 600'

Drawn By: CFC

Checked By: RH

Project No.: M-0360-0010-000