



Harrison Township

Housing Element & Fair Share Plan of the Municipal Master Plan

June 9, 2025

Adopted 6/19/2025
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



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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;
- 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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 - 4. Estimated Value Owner Occupied Housing Units by Mortgage
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- E. Consideration of the lands most appropriate for construction of low- and moderate-income housing and of existing structures most appropriate for conversion or rehabilitation for low- and moderate-income housing including a consideration of lands and developers who have expresses a commitment to provide low- and moderate-income housing
- 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/ACSST5Y2023.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/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>.

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/ACSDT5Y2023.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
<u>New Jersey Department of Community Affairs</u>	

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/ACS5Y2023.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/ACS5Y2023.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/ACS5Y2023.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
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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

	Housing Cost as a Percentage of Household Income					
	<20%		20-29%		>30%	
Household Income	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
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 GRAPI 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 SMOCAP 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	Service occupations	Sales and office occupations	Natural resources, construction,	Production, transportation, and material
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		arts occupations			and maintenance occupations	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
Professional, scientific, and management, and administrative and waste management services	1,063	769.6	100.99	137.13	43.58	10.63
Educational services, and 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/ACSST5Y2023.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

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. N.J.S.A. 52:27D-310(g) has been added, which 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)".

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on June 3, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was

reviewed on June 3, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Harrison is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Harrison's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

H. Highland Consistency

Harrison Township is not located in the Highlands Planning Area.

I. State Development and Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. N.J.S.A. 52:27D-310(i). requires "[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."

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024 and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality's consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is draft, the Township cannot opine on consistency until the final version is adopted. Harrison Township has not received guidance concerning water or wastewater from the State Planning Commission.

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.

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1st Round and 2nd Round									
(198 Total Units Required)	Units	Bonuses	Type	Block	Lot	Status	Dated Completed	Control Period	Source
RCA with City of Woodbury (\$575,000)	22	0	RCA	n/a	n/a	Completed	Between 2005 and 2010	n/a	Settlement Agreement
RCA Agreement dated October 13, 2004									
Walnut Glen/Spring Mill	93	50	Family	57	22.03	Completed	2002	45 Years	Settlement Agreement & 2022 HEFSP & Deed Restriction
								1/1/2003 to 12/31/2048	
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							
Total Prior Units Anticipated:	198								
Total Prior Obligation:	198								
Total Prior Round Units Unbuilt:	30								

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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.

3rd Round	Units	Bonuses	Type	Block	Lot	Status	Dated Completed	Control Period	Source
(625 Total Units Required)									
Mullica West Apartments (LIHTC Deed Restriction)	150	46	Family	52	8	Completed	2015	30 years April 2015 to April 2045	Settlement Agreement; Deed Restriction
Mullica West Apartments (Township Deed)	18		Family	52	8	Completed	2015	30 years 2/25/2022 to 2/24/2052	Deed Restriction
Mullica West Apartments Expansion	48	48	Family	52	9	Completed	2022	30 Years April 2018 to Apr-48	Settlement Agreement
Visalli Tract	72	0	Family	45	16	Developer Agreement			Settlement Agreement
Mullica West Senior Development	96	0	Senior	52	8 & 9	Developer Agreement			Settlement Agreement April 2022 Agreement
Project Freedom	84	63	21 Special Needs	2	1	Developer Agreement			Settlement Agreement
			63 Family rental						November 2022 Agreement
									Active Acquisitions Agreement
Circle Haven	30	0	Family	38	6	Developer Agreement			Settlement Agreement July 2022 Agreement
Total:	498	157							

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Total Third Round Units Anticipated:	655	
Total Third Round Obligation:	625	
Total Third Round Units Unbuilt:	345	
Total Family required	249	
Total Family provided	414	
Max Bonuses	157	
Max Seniors	156	
Seniors Provided	96	

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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.

4th Round (306 Total Units Required)	Units	Bonuses	Type	Block	Lot	Status	Dated Completed	Control Period	Notes
Extra from Round 3	30		Family			Proposed			
Municipally Sponsored 100% Affordable - Family	66	33	Family	41.01	1	Proposed			* Bonus is location within 0.5 miles of bus station, N.J.S.A. 52:27D-311(k)(3)
Municipally Sponsored 100% Affordable - Senior	66	33	Senior	56	3	Proposed			* Bonus is Municipal Land Donation, N.J.S.A. 52:27D-311(k)(8)
Group Home - 303 Williamson Lane	4	4	Special Needs	3	3.01	Completed	2019		Bonus is Special Needs housing, N.J.S.A. 52:27D-311(k)(1)
Mullica Hill Gardens	8		Assisted Living (senior)	59	17.03	Completed	2015	While Operational	Medicare Beds - Subject to PILOT Agreement
Age restricted inclusionary (360 total units with 20% set aside, claiming 18 units for 4 th Round – 54 carried to 5 th Round)	18	6	Senior	5	10, 11 & 13	Proposed			* Age Restricted Bonus, N.J.S.A. 52:27D-211(k)(4)
Inclusionary family (360 total units with 20% set aside)	72		Family	5	10, 11 & 13	Proposed			
Total:	264	76							
Total Fourth	341								

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Round Units Anticipated:									
Total Fourth Round Obligation:	306								
Total Fourth Round Units Unbuilt:	291								
Total Family required	115								
Total Family provided (includes 33 carry-over units)	168								
Max Bonuses	76								
Max Seniors	76								
Seniors Provided	76								

Carryover Units

The Township had a surplus of 30 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 Manrua 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 Appendix 5.

- “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 Appendix 5. 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 2001 State Development and Redevelopment Plan (SDRP), and the Preliminary State Development and Redevelopment Plan, or Preliminary State Plan, approved by the State Planning Commission on December 4, 2024 for this guidance, both of which indicate 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 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 10 acres of the property to develop permit a 100% affordable multi-family development at 6.6 units per acre. 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 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 Appendix 4.

- "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 Appendix 4.

- In addition to determining whether the site and proposed development is suitable pursuant to the above definitions, the 2001 State Development and Redevelopment Plan (SDRP), and the Preliminary State Development and Redevelopment Plan, or Preliminary State Plan, approved by the State Planning Commission on December 4, 2024 for this guidance, both of which indicate 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 –Inclusionary Projects – Senior and Family

The Township has identified Block 5 Lots 10, 11, and 13 as a suitable property for the development of two separate inclusionary housing projects; one Family and one Senior. 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 two separate inclusionary multi-family housing developments. 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 Appendix 8 and Appendix 9. 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 Appendix 8 and Appendix 9. The Township proposes to zone 60 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 360 total senior units and 72 affordable senior units. However, because of the senior cap, the Township can only utilize 18 of these senior units in the Fourth Round and will need to carry over the remaining 54 units to the Fifth Round.

In addition, the Township proposes to zone the 60 acres of the uplands to permit a family multi-family development at 6 units per acre with a 20% set-aside for affordable housing. This would yield a total of 360 family units and 72 family rental units.

- In addition to determining whether the site and proposed development is suitable pursuant to the above definitions, the 2001 State Development and Redevelopment Plan (SDRP), and the Preliminary State Development and Redevelopment Plan, or Preliminary State Plan, approved by the State Planning Commission on December 4, 2024 for this guidance, both of which indicate 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 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.

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	8
100% Affordable Senior	66	8
Mullica Hill Gardens	7	0
Elwyn New Jersey	4	4
Age Restricted Inclusionary	19	2
Family Inclusionary	72	9
TOTAL:	762	187
Very Low Income Required (13%)	99	

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 Appendix 11 and Appendix 12).

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 14).

Spending Plan

The Township has prepared a Fourth Round Spending Plan (Appendix 2—), 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.

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.

**HARRISON TOWNSHIP
GLOUCESTER COUNTY
AFFORDABLE HOUSING TRUST FUND
DEVELOPMENT FEE SPENDING PLAN
June 9, 2025**



Approved by Governing Body
_____, 2025

Alaimo Group



**HARRISON TOWNSHIP
GLOUCESTER COUNTY
AFFORDABLE HOUSING TRUST FUND
DEVELOPMENT FEE SPENDING PLAN
June 9, 2025**

2025 MAYOR AND COMMITTEE

Adam Wingate, Mayor
Lawrence Moore, Deputy Mayor
Jeffrey Jacques, Committee Member
Kevin French, Committee Member
TJ Coakley, 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 **\$1,825,000** 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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(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 \$75,000 in total interest over the next 10 years.

Source of Funds							
	2025-2026	2027-2028	2029-2030	2031-2032	2033-2034	2035	Total
(a) Development fees:	\$ 350,000	\$ 350,000	\$ 350,000	\$ 250,000	\$ 250,000	\$ 200,000	\$ 1,750,000
(b) Payments in Lieu of Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(c) Other Funds (Specify Source(s))	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(d) Interest	\$ 15,000	\$ 12,000	\$ 15,000	\$ 12,500	\$ 12,500	\$ 8,000	\$ 75,000
TOTAL							\$ 1,825,000

In sum, the Township projects a total of \$1,825,000 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 \$3,299,900 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.

**Harrison Township
Development Fee Spending Plan**

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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 \$400,000 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 \$669,980 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:

1. Housing Element and Fair Share Plan, spending plan, site suitability and all other documents, studies and tasks.

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Development Fee Spending Plan**

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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 two (2) affordable housing developments with expenditures of \$650,000 each for a total of \$1,300,000.

Mullica West Senior Development

The Mullica West Senior Development is a new 96-unit 100% affordable senior 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 in the same range as the Mullica West Senior project, \$650,000.

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

**Harrison Township
Development Fee Spending Plan**
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Township will need to utilize a portion of the trust fund monies to acquire the site. 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 \$250,000 towards property acquisition, and 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)	\$ 250,000	-	-	-	-	-	\$ 250,000
Mullica Hill West	\$ 650,000						\$ 650,000
Project Freedom/Richwood	\$ 650,000						\$ 650,000
Affordability Assistance	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000	\$ 40,000	\$ 40,000	\$ 400,000
Administration	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 119,980	\$ 669,980
Total							\$ 3,219,980

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

**Harrison Township
Development Fee Spending Plan****Page 6
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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**

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SPENDING PLAN SUMMARY	
Balance as of April 30, 2025	\$ 1,474,900
PROJECTED REVENUE 2025-2035	
Development fees	\$ 1,750,000
Interest	\$ 75,000
SUBTOTAL REVENUE	\$ 1,825,000
BALANCE MAY **, 2025 + TOTAL REVENUE	\$ 3,299,900
EXPENDITURES	
Rehabilitation Program	\$ 600,000
Block 41.01	\$ 250,000
Mullica Hill West	\$ 650,000
Project Freedom/Richwood	\$ 650,000
Affordability Assistance	\$ 400,000
Administration	\$ 669,980
TOTAL PROJECTED EXPENDITURES	\$ 3,219,980
REMAINING BALANCE	\$ 79,920



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ORDINANCE NO. ____-2025

**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**

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-10 Special Residential District on property known as Block 41.01 Lot 1 to permit multi-family 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 225-15.3 “R-10 Special Residential District,” to read as follows:

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) Indoor and outdoor recreation facilities
- (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 TBD 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 45 Feet
- Maximum Building Coverage 35%
- Maximum Lot Coverage 65%
- Minimum Parking and Driveway Setback 10 Feet
- Minimum Buffer 15 Feet

D. Design Criteria.

- a. Stormwater management basins, green infrastructure improvements, utilities, mailbox clusters, fencing, and walls are permitted within the buffer area and setback areas for the site as developed.
- b. Fences or walls constructed shall be a maximum of eight feet (8') where necessary for screening and reducing noise perception beyond the lot or as may be required by the Planning Board.
- c. Rooftop mechanical equipment may exceed the maximum permitted building height by five feet (5'). If visible to the public from street level, rooftop mounted equipment shall be screened by appropriate architectural features
- d. Minimum Distance between Principle buildings: A minimum separation of 35' shall be provided between any two residential buildings
- e. Minimum distance of 30' separation between any residential building and any accessory building to include a clubhouse
- f. Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Marshal requirements

- g. Principal buildings shall be setback a minimum of 75' from any tract boundary
- h. 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, play areas, 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.
- i. Minimum number of parking spaces required: 1.85 spaces per unit for 1-bedroom units; 2.05 spaces per unit for 2-bedroom units; and 2.15 spaces per unit for 3-bedroom units
- j. All design and performance standards set forth in the Township code that are not address herein remain applicable
- k. Parking Requirements. The following parking standards for the Property have been formulated to maximize available parking given site limitations and shall supersede the parking standards and requirements set forth the Township Code.
 - i. Dimensions of parking spaces
 - 1. Parking spaces on the property shall be a minimum of nine feet (9') x eighteen feet (18'), except those designated as accessible parking spaces.
 - 2. 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.
 - 3. All parking and drive aisles shall be a minimum of twenty-four feet (24') in width
 - ii. Parking for the age-restricted residential units shall be as follows:
 - a. Parking shall be provided in accordance with RSIS

- b. All car parking spaces other than ADA required spaces shall be a minimum of 9'x18'
 - c. All parking aisles shall be a minimum of twenty-four feet in width (2-way aiels)
 - d. 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.
- iii. Electric vehicle parking spaces shall be provided as follows:
 - (a) 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;
 - (b) 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.
 - (c) Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
 - (d) Redeveloper 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.
- iv. 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.
- v. Parking for tractor trailers and delivery trucks shall not be permitted.
- vi. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.

- l. Lighting Design Standards. Luminaire height may 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.
- m. Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.
- n. Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.

D. 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.

E. Performance Criteria and Standards

- a. Extend sidewalk along all road frontages and provide sidewalk throughout the entire development
- b. Promote energy conservation in construction design
- c. Control adverse development impacts including noise and light
- d. Utility improvement including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics
- e. On-site solar electric generation is recommended to advance municipal green initiatives
- f. Provide ample buffering/screening so to screen views and reduce noise perception offsite
- g. Stormwater management facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the planning board
- h. 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.
- i. Buildings are to include architectural design upgrades that add visual interest to the residential buildings.
- j. As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features
- k. 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
- l. All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards
- m. 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.

- n. 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.

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

3 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.

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

ATTEST:

TOWNSHIP OF HARRISON

JULIE CUNDEY, Township Clerk

ADAM WINGATE, 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 _____, 202__, 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 _____, 202__.

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 _____, 202__.

JULIE CUNDEY, Township Clerk

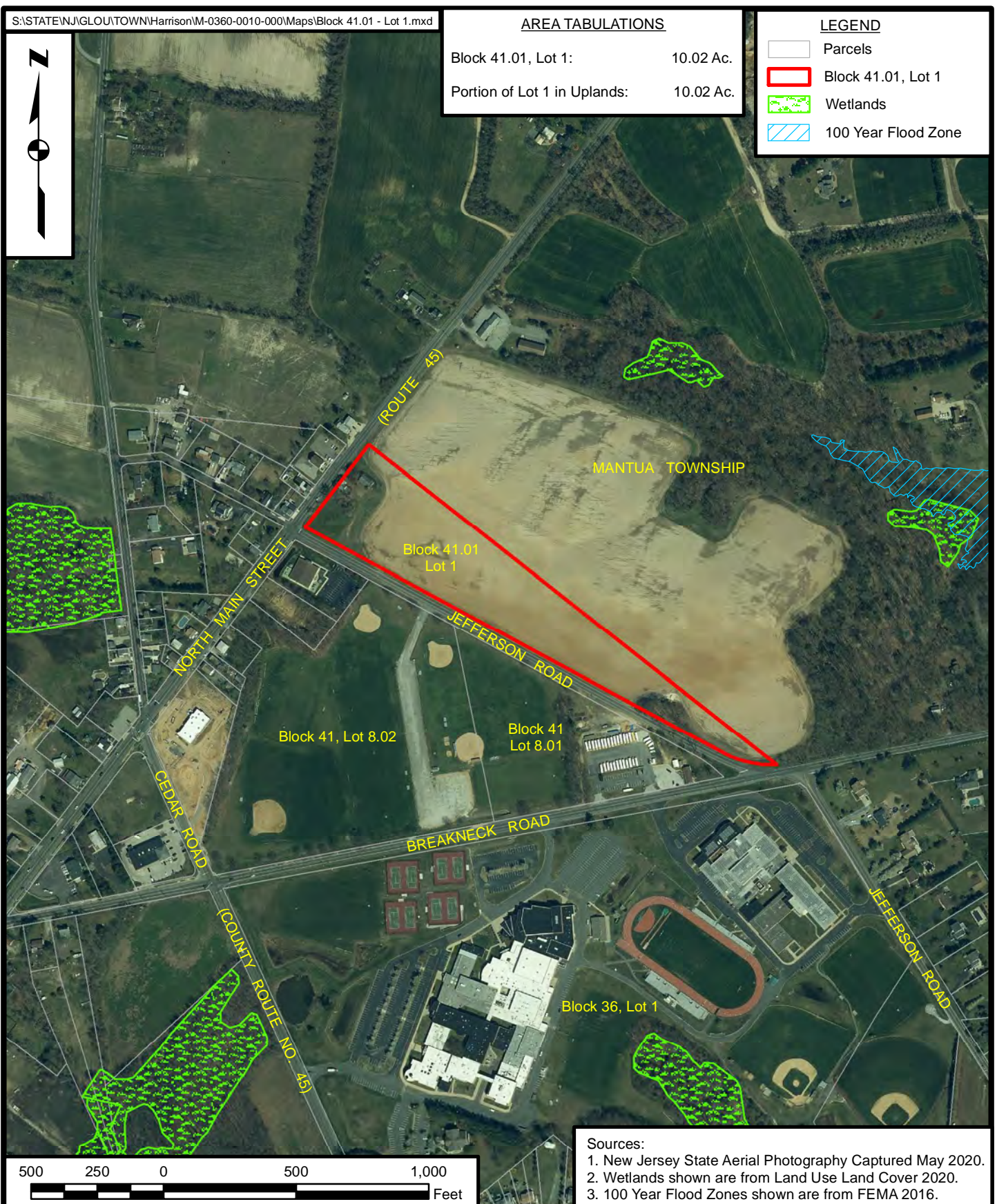
S:\STATE\NJ\GLOU\TOWN\Harrison\M-0360-0010-000\Maps\Block 41.01 - Lot 1.mxd

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

Scale: 1" = 500'



**RICHARD A. ALAIMO
ASSOCIATES**

Consulting Engineers

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

Drawn By: CFC

Checked By: RH

FIGURE 1

ENVIRONMENTAL
CONSTRAINTS

Date: May 2025

Project No.: M-0360-0010-000

HARRISON TOWNSHIP



Block 56 Redevelopment Plan Non-Condemnation

May 2025

New Jersey Local Redevelopment and Housing Law – NJSA 40A:12A

Prepared by:
Alaimo Group
200 High Street
Mount Holly, New Jersey 08060
Our File No. M-0360-0010-000



HARRISON TOWNSHIP

Block 56 SITE
REDEVELOPMENT PLAN
171 Commissioners Road

Block 56; Lot 3

*Redevelopment Plan Consistent with the
New Jersey Local Redevelopment and Housing Law
N.J.S.A. 40A:12A –1 et seq.
May, 2025*

The Harrison Township Governing Body adopted a Resolution authorizing and directing the Planning Board to prepare the Block 56 Site Redevelopment Plan subsequent to approval of the preliminary investigation, pursuant to the criteria set forth in the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1 et seq.

The Joint Land Use Board, following a public hearing conducted on_____, 2025, adopted by Resolution on_____, 2025, recommending the Study Area to be a Non-condemnation Area in Need of Redevelopment.

The Governing Body adopted Resolution No. 2025-____, dated_____, 2025, determining that the Study Area be designated as a Non-condemnation Area in Need of Redevelopment.

The Governing Body serves as the Redevelopment Entity.

SIGNATURES

Township of Harrison

2025 Mayor and Committee

Adam Wingate, Mayor
Lawrence Moore, Deputy Mayor
Jeffrey Jacques, Committee Member
Kevin French, Committee Member
TJ Coakley, Committee Member
Dennis Chambers, Township Admin
Julie Chudney, Township Clerk
Kathy Schools, Deputy Municipal
Clerk

2025 Township Joint Land Use Board

Adam Wingate, Mayor/Member
Walter Bright, Chair
Anthony DiFibio, Vice Chair
Dennis Chambers, Member
Constantine Benas, Member
Bill Madara, Member
Nicholas Giovinco, Member
John Williams, Member
Michelle Powell, Alternate 1
Mathew Cardile, Alternate 2

Administrative and Professional Staff

Donna Schwager, Joint Land Use Board Secretary
Johanna Kanauss, Zoning Officer
Brian Outfield Esq., Municipal Attorney
Marla DeMarcantonio Esq., Land Use Board Attorney
Erin Simone, Affordable Housing Attorney
Richard Hunt, P.P., AICP, Municipal Planner, Alaimo Group
William Long, P.E., Municipal Engineer, Alaimo Group

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4. Township Council Resolution 2025-____designating Block 56 Site as a Non-Condensation Area in Need of Redevelopment
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6. Township Council Ordinance adopting Redevelopment Plan

Harrison Township Gateway 27 Redevelopment Plan Block 56; Lot 3 May 2025

1. REDEVELOPMENT PLAN

1.1. Redevelopment Plan Process and Overview; Terms and Definitions; Redevelopment Entity

Harrison Township intends to implement this Redevelopment Plan for the Block 56 Redevelopment property comprised of Block 56; Lot 3 (hereinafter, the “Property” and “Block 56 site”). The Property is zoned R-1 Residential Agriculture district. This Redevelopment Plan designates redevelopment objectives, uses, and bulk requirements, design standards and performance criteria. Only those uses listed in Section 1.8.1 upon adoption of this Redevelopment Plan shall be permitted.

Harrison Township continues to advance its redevelopment planning and implementation initiative with this redevelopment effort. Regular and ongoing open discussions among Township Council, Planning Board, and the public help facilitate identification of underutilized land and blighted conditions within the Township. This study area is within N.J. Planning Area 3 (Fringe), where the effort of providing a transition areas between metro/suburban planning areas and rural/ environmentally sensitive planning areas is encouraged as recommended in the New Jersey State Development and Redevelopment Plan.

The Redevelopment Plan Area includes the following property: Block 56, Lot 3. This Redevelopment Plan is prepared in accordance with the requirements of N.J.S.A. 40A:12A-1 et. seq., and specifically is in accordance with non-condemnation rules (40A:12A-6.a.). This Redevelopment Plan proposes low- and moderate-income level housing for the property consistent with redevelopment objectives set forth in the Harrison Township Master Plan.

This Redevelopment Plan constitutes an overlay to permit site development as presented herein. The R-1 Residential Agricultural Zone District remains applicable as the underlying zone.

All terms not otherwise defined herein shall have the same meaning as those set forth in the Harrison Township Land Development Code, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. All other terms not expressly defined in those statutes are left to their common definitions.

The Mayor and Council shall serve as the Redevelopment Entity.

1.2. Redevelopment Plan Consistency with and advancing the Township Master Plan.

The goals and objectives established in the Harrison Township Comprehensive Master Plan guide municipal redevelopment efforts. This Redevelopment Plan advances the fulfillment of an identified municipal needs. The design standards within this Plan ensure new residential apartments will be screened from adjacent uses, and result in beneficial redevelopment of the property for Township residents. This Redevelopment Plan provides a redevelopment option within a partially developed area of Harrison Township consistent with Township's smart growth objectives.

Harrison Township Master Plan Goals and Objectives Applicable to Redevelopment:

- Promote the orderly development of agricultural lands for residential and commercial uses... (Harrison Township Master Plan reexamination report 2021)
- Provide a variety of dwelling unit types and densities to meet the evaluating needs of the current and future residents of the Township
- Promote resident safety through design standards for streets, sidewalks, and crosswalks
- Work in collaboration with the appropriate county and state agencies to protect and establish control of critical resources of the Township
- Assure adequate living space for all, providing sufficient land area for each dwelling unit and provide soundly constructed and attractive dwelling units
- Cooperate with NJDEP in the protection of wetlands and other natural resources
- Adopt a stormwater management plan which will promote cooperative development of watershed drainage programs which will minimize the total reliance upon site water detention and storage on a project-by-project basis
- Promote the attractiveness of new residential development and the maintenance of existing neighborhoods with an attractive street planning program

The Block 56 site located on Commissioner's Road, south of Ella Harris recreation park, currently contains open field and wooded areas, and has been vacant for a period of ten years prior to the adoption of the resolution

authorizing the redevelopment investigation.

1.3. Overview of Block 56 Site Redevelopment and Property Records

Property Identified “Block 56 Site”

Block 56, Lot 3

The Harrison Joint Land Use Board, authorized by Mayor and Council is tasked with preparing the Redevelopment Plan for the Block 56 Site. The Joint Land Use Board has conclusively determined the property is in need of redevelopment, that consistency requirements in LRHL have been met, and the redevelopment effort is consistent with the Township Master Plan, the Township Zone Plan, and Township Zoning Ordinances.

The Redevelopment Area consists of 69.25 acres of land situated on the East side of Commissioners Road, South of Ella Harris Recreation Park. The site is directly adjacent to lots 3.01 and 3.02, both of which are designated as “areas in need redevelopment” in October of 2017. South of the site are two lots used for agricultural uses. The stie consists of open fields and wooded areas, as well as a portion of wetland area.

According to the data available from the NJDEP as well as FEMA, the site contains no Flood Hazard Area.

The property identified as Block 56 is located within vicinity of Route 77/Bridgeton Pike, a short distance from route 322/Mullica Hill Road and the Townships Main Street district. Route 322 which provides regional access from the site. Additionally, The New Jersey Turnpike is less than 4 miles from the property (as the crow flies) which provides even greater access to the region. The Philadelphia airport is within a 40-minute drive from the site, and within a 2-hour drive of Newark Airport. The property is within Harrison Township sewer service area, and has access to major utilities including water, sewer, gas, and electric.

REAL PROPERTY TAX RECORDS

Lot 3

<u>Owner:</u>	Harrison Township
<u>Land Use:</u>	Agriculture/Forest/Wetlands
<u>Zone:</u>	R-1 Residential Agricultural District
<u>Lot Area:</u>	69.25 Acres (3,016,530 SF)
<u>Flood Zone:</u>	NA

1.4. Public Transportation Serving the Redevelopment Area

- Route 45 / Main Street and route 77 / Bridgeton Pike are serviced by NJ Transit

1.5. Public Utilities: Water, Sewer, Gas, Electric and Communications

The Redevelopment Area is serviced by:

Water/Sewer:	NJ American – Harrison
Natural Gas and Electric:	South Jersey Gas Co. & Atlantic City Electric
Communications:	Verizon, Comcast
Fiber Optic:	Cable

1.6. Pedestrian and Bicycle Access

- Commissioners Road does not have sidewalks nor particularly wide shoulders along the length of the property
 - Sidewalk access begins just north of the property at the intersection with Labrador Trail

1.7. Harrison Township Stormwater Management Plan Applicability

As directed by the Township Engineer, the Municipal Stormwater Management Plan (MSWMP) and implementing ordinance as required by N.J.A.C. 7:14A-25 will be utilized to review development applications within the redevelopment area, as may be applicable to retrofit and upgrade this existing development site. The MSWMP addresses flood damage reduction, minimization of stormwater runoff, soil erosion reduction, adequacy of stormwater facilities, maintained o groundwater recharge, non-point stormwater pollution, surface water maintenance, and the protection of public health through stormwater planning, engineering, and operation/maintenance. The goals of the MSWMP are incorporated into this redevelopment plan with a particular emphasis on the “*maintenance of surface waters*” and “*protection of public health and welfare through the planning, engineering, operation, and maintenance of stormwater systems*”.

1.8. Land Use: Design Standards, Bulk Requirements, Performance Criteria and Development Regulations

This Redevelopment Plan sets forth design standards, performance criteria, development regulations, and designates permitted uses, and bulk requirements for the designated redevelopment area. Bulk requirements and design standards as stated herein and as applicable to the specific standard supersede the existing zoning controls of the underlying R-1 Zone on the property when a redeveloper has been appointed by the Township council or has entered into a redevelopment agreement with the Township council in accordance with NJSA 40A:12A-8. Where no redeveloper has been appointed and/or no redevelopment agreement has been authorized, the permitted and conditional uses, bulk requirements and design standards provided in the R-1 zone remain applicable.

Block 56 Redevelopment Plan***Harrison Township*****1.8.1 Land Use****a. Permitted Principal Uses:**

- Age restricted multifamily residential apartments. The maximum number of residential units shall not exceed sixty-six (66).
- All residential units shall be affordable to very low-, low-, and moderate-income households and shall be restricted to persons 55 years or older.

b. Permitted Accessory Uses:

- Off-street Parking and Loading; Bicycle Racks
- Electric Vehicle Recharging Facilities
- Stormwater Management Facilities
- Utility Infrastructure
- Waste and Recycling Facilities
- Signage
- Mailbox Cluster
- Patios
- Community Room
- Ground Maintenance Storage Buildings
- Enclosures for dumpsters or trash compactors for trash and recyclable materials
- Indoor and outdoor recreation facilities
- Fitness center
- Fire pit
- Sidewalks and pathways
- Other accessory uses and amenities customarily incidental to the principal permitted use as approved by

the Planning Board

1.8.2 Site Area and Bulk Requirements

- Minimum Lot Area TBD acres
- Minimum Frontage 200 Feet
- Minimum Front Yard Setback 40 Feet
- Minimum Side Yard Setback 25 Feet to Area boundary
- Minimum Rear Yard Setback 25 Feet
- Maximum Building Height 45 Feet
- Maximum Building Coverage 35%
- Maximum Lot Coverage 65%
- Minimum Parking and Driveway Setback 10 Feet
- Minimum Buffer to Residential 10 Feet
- Minimum Buffer to Internal Property Line 0 Feet to internal property line

Bulk Requirements

- a. Stormwater management basins, green infrastructure improvements, utilities, mailbox clusters, fencing, and walls are permitted within the buffer area and setback areas for the site as developed under this redevelopment plan.
- b. Fences or walls constructed shall be a maximum of eight feet (8') where necessary for screening and reducing noise perception beyond the lot or as may be required by the Planning Board.
- c. Rooftop mechanical equipment may exceed the maximum permitted building height by five feet (5'). If visible to the public from street level, roof mounted equipment shall be screened by appropriate architectural features
- d. Minimum Distance between Principle buildings: A minimum separation of 35' shall be provided between any two residential buildings
- e. Minimum distance of 30' separation between any residential building and any accessory building to include a clubhouse

Block 56 Redevelopment Plan***Harrison Township***

- f. Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Marshal requirements
- g. Principal buildings shall be setback a minimum of 75' from any tract boundary
- h. 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, play areas, 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.
- i. Minimum number of parking spaces required: 1.85 spaces per unit for 1-bedroom units; 2.05 spaces per unit for 2-bedroom units; and 2.15 spaces per unit for 3-bedroom units

1.8.3 Design Standards, Parking, Lighting, Demolition, and Road Widening/Easements

- a. Any provision of the township code inconsistent with the intent of this redevelopment plan shall not be applicable. All design and performance standards set forth in the Township code that are not address remain applicable
- b. Parking Requirements. The following parking standards for the Property have been formulated to maximize available parking given site limitations and shall supersede the parking standards and requirements set forth the Township Code.
 - i. Dimensions of parking spaces
 - 1. Parking spaces on the property shall be a minimum of nine feet (9') x eighteen feet (18'), except those designated as accessible parking spaces.
 - 2. 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.
 - 3. All parking and drive aisles shall be a minimum of twenty-four feet (24') in width

Block 56 Redevelopment Plan***Harrison Township***

-
- ii. Parking for the age-restricted residential units shall be as follows:
 - a. Parking shall be provided in accordance with RSIS
 - b. All car parking spaces other than ADA required spaces shall be a minimum of 9'x18'
 - c. All parking aisles shall be a minimum of twenty-four feet in width (2-way aiels)
 - d. 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.
 - iii. Electric vehicle parking spaces shall be provided as follows:
 - (a) 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;
 - (b) 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.
 - (c) Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
 - (d) Redeveloper 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.
 - iv. Should the applicant demonstrate conformance with parking

Block 56 Redevelopment Plan***Harrison Township***

-
- 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.
- v. Parking for tractor trailers and delivery trucks shall not be permitted.
 - vi. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.
 - c. Lighting Design Standards. Luminaire height may 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.
 - d. Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.
 - e. Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.

1.8.4 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
-

Block 56 Redevelopment Plan***Harrison Township***

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.

1.8.5 Performance Criteria and Standards

- a. Extend sidewalk along all road frontages and provide sidewalk throughout the entire development
- b. Promote energy conservation in redevelopment construction design
- c. Control adverse development impacts including noise and light
- d. Utility improvement including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics
- e. On-site solar electric generation is recommended to advance municipal green initiatives
- f. Provide ample buffering/screening so to screen views and reduce noise perception offsite
- g. Stormwater management facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the planning board
- h. Redevelopment project 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 redevelopment project.
- i. Buildings are to include architectural design upgrades that add visual interest to the residential buildings.
- j. As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features
- k. Lighting performance criteria include provisions for residential level security, safety, and adequate (not excessive) illumination, while providing for control of offsite glare and

Block 56 Redevelopment Plan***Harrison Township***

uplighting. Lighting fixture designs shall complement building architecture

- l. All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards
- m. 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.
- n. 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.

1.8.6 Development Regulations

- a. Redevelopment area construction shall be in accordance with the requirements of the Township Code, unless otherwise modified herein.
- b. Submission Waivers. The Planning Board, considering the advice of the Board Planner and Engineer, will consider waivers from the submission requirements within this redevelopment area for efficiency in development costs without compromising health, safety, and welfare.
- c. This redevelopment area shall be governed by the procedural and performance requirements further set forth under the Land Development section of the Harrison Township code and applicable provisions of the M.L.U.L. with the following modifications:
 - i. Redevelopment activities shall be in conformance with this Redevelopment Plan, which may be amended in accordance with the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
 - ii. Deviations from the terms hereof shall be addressed by way of an application submitted to the Planning Board. A deviation shall be granted where:
 - 1. An applicant can demonstrate that the proposed deviation is more beneficial for the Township than compliance with the terms required by the

Township Code or otherwise required by this Redevelopment Plan, and

2. The proposed deviation furthers the intent and purposes of the Township Master Plan and this Redevelopment Plan.

1.9 Redevelopment Plan Landscaping Requirements

The site plan submitted to the Planning Board for approval in accordance with N.J.S.A. 40A:12A-13 shall include a landscape plan prepared by or under the supervision of a Landscape Architect licensed in New Jersey (LA).

- a. Wooded areas shall be cleared of trash. Dead or diseased growth shall be removed in areas outside of NJDEP regulated areas.
- b. The preservation of natural wooded areas shall be an integral part of buffer areas, provided the growth of a density to screen views and reduce glare. Supplemental plantings may be required.
- c. A landscaping plan prepared by a licensed landscape architect (LLA) licensed in the state of New Jersey.
- d. An overall recurring pattern of plant groupings and material shall be provided throughout the redevelopment area, integrating the various elements of site design to create pleasing and identifiable site characteristics.
- e. Landscaping shall include a plant palette consisting of deciduous and evergreen trees, shrubs, ground cover, perennials and annuals.
- f. The use of native, salt tolerant, deer resistant material is encouraged. Monocultures of material will not be accepted.
- g. Where existing natural growth is proposed to remain, the plans shall include methods, notes, and details to protect existing trees and growth during and after the construction.
- h. Plant species variety shall be selected with consideration given to different colors, textures, shapes, blossoms, and foliage and should provide a four-season interest.
- i. Landscaping shall be provided in public areas and adjacent to buildings to screen parking areas, mitigate adverse impacts and provide windbreaks for winter winds and summer

cooling for buildings, streets, and parking.

- j. Plant selection shall be based upon the premise to provide material that will best serve the intended function and use as well to provide materials appropriate for the local soil conditions, water conservation, and the environment.
- k. The type and amount of plant material shall be varied throughout the development with accent given to entrances. Consider massing trees at critical points.
- l. Consideration shall be given as to the choice and location of plant materials in order to screen or create views to define boundaries between private and common open spaces, to minimize noise, to articulate outdoor spaces and define circulation systems.
- m. All proposed material shall be drawn to scale to reflect a 15–20-year growth. Planting schedule showing common and botanical names, installed and mature size and horticultural interest shall be provided along with applicable installation notes and details.
- n. Landscaping shall be provided as part of the site plan. It shall be conceived in a total pattern through the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.
- o. All trees shall be guaranteed for a minimum of one year from the time of planting by the applicant against death and disease.
- p. Planting specification: deciduous trees shall be at least 2.5 inches caliper at planting and should be balled and burlapped, size of evergreen should be four feet tall and shrubs two feet tall at planting but may be allowed to vary depending on setting and type of shrubs. Only nursery grown plant materials shall be acceptable, and trees, shrubs and ground cover shall be planted according to accepted horticultural standards. Dead and dying plants shall be replaced by the developer during the following planting season.

1.10 Affordable Housing Requirements:

This Redevelopment Plan provides for a multifamily housing development with a total development potential of sixty-six (66) age-restricted and deed restricted,

Block 56 Redevelopment Plan***Harrison Township***

which will enable the Township to address a significant portion of its affordable housing obligation.

- a. Minimum number of affordable dwelling units : 66
- b. The development shall comport, and the underlying construction shall comply, with all applicable affordable housing laws and regulations, including the phasing requirement scheme set forth in N.J.A.C. 5:93-5.6(d), as well as ensuring each affordable unit is subject to affordability controls of at least thirty (30) years from the date of initial occupancy and affordable deed restrictions as provided by the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et. seq., with the sole exception that very-low income shall be defined as an income threshold not to exceed thirty percent (30%) of median income pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.
- c. Affordable dwelling unit household income distribution shall comply with the following:
 - i. At least 13% of the affordable units shall be affordable to very low-income (VLI) households at 30% of the median income
 - ii. At least 50% of the affordable units shall be affordable to low-income households inclusive of the 13% VLI requirement; and
 - iii. The balance of units permitted may be affordable to moderate income and shall not exceed a maximum of 50% of all affordable units.
- d. Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93 et seq., UHAC at N.J.A.C. 5:80-26.1, et seq., the FHA and all other applicable law.
- e. The range of affordability, pricing and rent of units, affirmative marking, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable housing rules at N.J.A.C. 5:93-1 et seq., UHAC at N.J.A.C. 5:80-26.1, et seq., FHA and all other applicable law.
- f. In the event that an equal split of the affordable dwelling units between moderate and low income units results in a fraction of a unit, the additional unit shall be reserved for low income households.

1.11 Acquisition and Relocation (Non-Condemnation)

This Redevelopment Plan does not propose acquisition of property. This proposed Redevelopment Plan is not anticipated to temporarily or permanently displace any residents or businesses.

1.12 Consistency with State, County, Regional, and Nearby Municipal Plans

1. New Jersey State Development and Redevelopment Plan (SDRP)

This Redevelopment Area is located within PA3. The SDRP policies support and encourage the revitalization of towns and older communities by providing transition areas between developed areas and rural/environmentally sensitive area.

The SDRP recognizes the following general characteristics of municipalities and communities located within PA3:

- Older communities
- Predominantly rural landscape that is not prime agricultural
- Scattered Communities
- Investments in water and sewer limited to centers

The intention of the SDRP for PA3:

- Accommodate growth in Centers
- Protect and enhance natural resources
- Protect environments; particularly open space and forested areas
- Proved transition areas between developed metropolitan / suburban planning areas and less developed rural and environmentally sensitive planning areas
- Confine programmed sewers and public water services to centers
- Revitalize towns and older communities
- Protect and diversify the character of existing communities

Harrison Townships 2021 Master Plan Reexamination Report recognize that the Township is and will continue to experience development pressure, although developable land becomes exceedingly less abundant. New development will largely involve redeveloping underutilized parcels.

2. Gloucester County

Gloucester County's regional development efforts include:

- a. Promote development of quality employment and local

Block 56 Redevelopment Plan***Harrison Township***

amenities

- b. Maintain the relatively low cost of living while retaining the quality of life valued by county residents
- c. Attract new residents and visitors to the County
- d. Make strategic infrastructure improvements
- e. Maintain the County's rural charter and variety of community types
- f. Enable residents to live healthy lifestyles regardless of age, income, or ability
- g. Increase local opportunities for knowledge and success

In conjunction with regional redevelopment efforts by Gloucester County, Harrison Township continues to identify sites that are suitable for smart growth based redevelopment.

3. Delaware Valley Regional Planning Commission

Harrison Township actively participates with the efforts of DVRPC to improve and redevelop existing urban centers/older communities that are in need of redevelopment, rather than developing open space and farmland into suburban sprawl. Efforts include accommodation of vehicles and pedestrians, improved access to alternative modes of transportation, economic revitalization of corridors, landscaping and streetscape improvements along corridors, and the provision of bicycle/pedestrian access ways and facilities. Gloucester County's GC2040 community vision report (2015) was created in cooperation with the DVRPC, highlighting particular goals for the County and its constituent townships.

Block 56 Redevelopment maintains consistency with identified goals from the GC2040 plan:

- a. Enabling residents to live healthy lifestyles regardless of age, oncome, or ability
- b. Maintaining the County's rural character and variety of community types
- c. Maintain the relatively low cost of living while retaining the quality of life valued by County residents

These goals and policies are consistent with the New Jersey State Development and Redevelopment Plan and the New Jersey Department of Transportation so to ensure regionally consistent land use plans.

Harrison Township's redevelopment efforts support and encourage investment in existing infrastructure, advance support for existing and new businesses, and promote environmentally sensitive design.

1.13 New Jersey Department of Transportation and Middlesex County Requirements

- a. All requirements directed by N.J. State and County government agencies shall be met.

1.14 Redevelopment Program and Process Schedule

- a. Establish a general schedule for redeveloping Block 56 consistent with the objective to achieve buildout of the entire Redevelopment Area in accordance with a Redevelopment Agreement between the Township and Redeveloper.
- b. Finalize Redevelopment Plan; present to Planning Board for review, comment, and recommendation to Mayor and Council by Resolution.
- c. The Redevelopment Plan is to be initially reviewed and recommended by the Planning Board then adopted by Municipal Ordinance. The redeveloper is to be designated by Mayor and Council. The governing body will execute a Redevelopment Agreement and serve as the Redevelopment Entity.
- d. Applicant to formally submit a complete site plan application for review and approval by the Planning Board consistent with this Redevelopment Plan and municipal ordinances as required.

APPENDICES

AERIAL PHOTOGRAPH (1)

TEMP



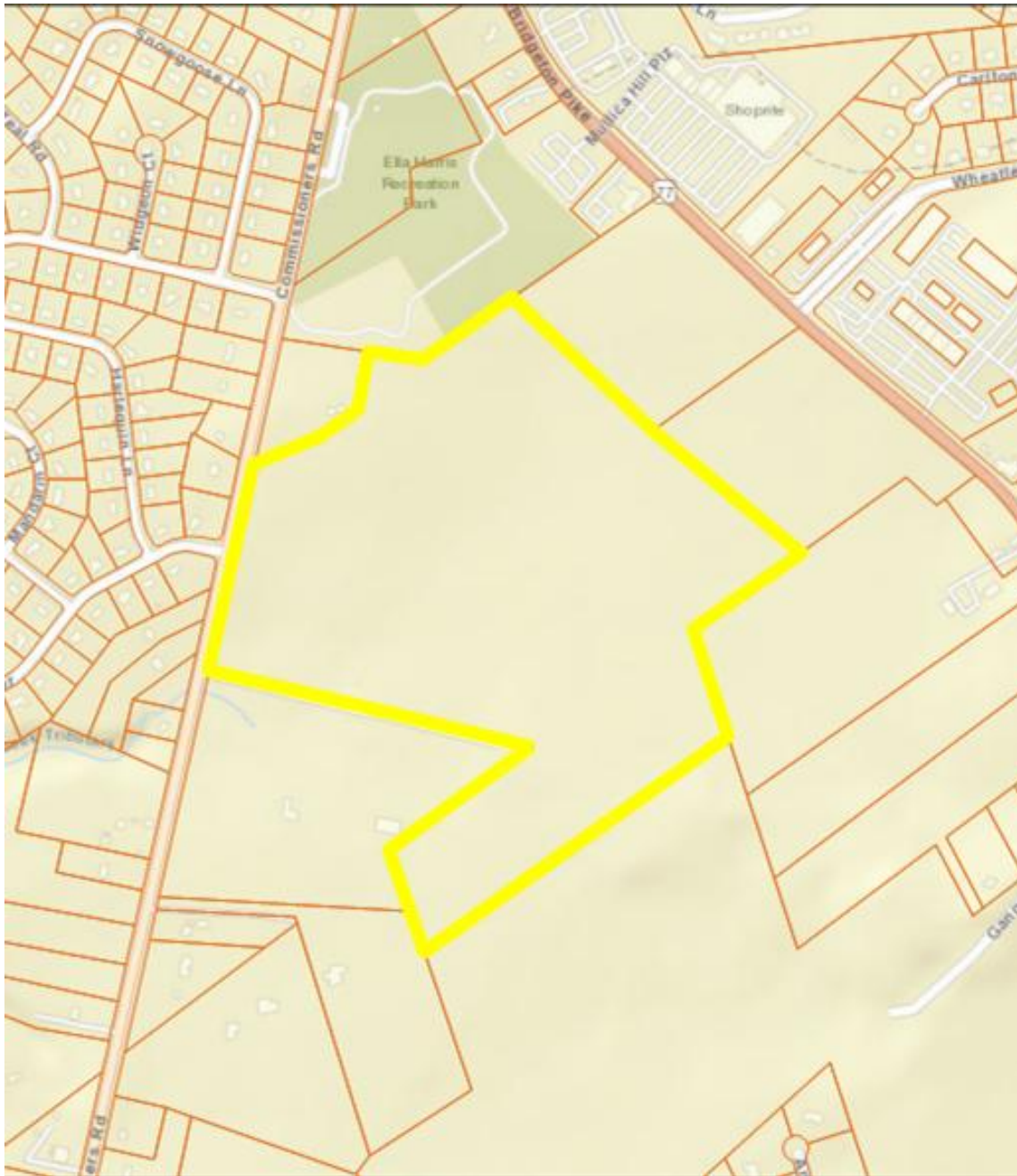
WETLANDS AND 100-YEAR FLOOD ZONE (2)

TEMP



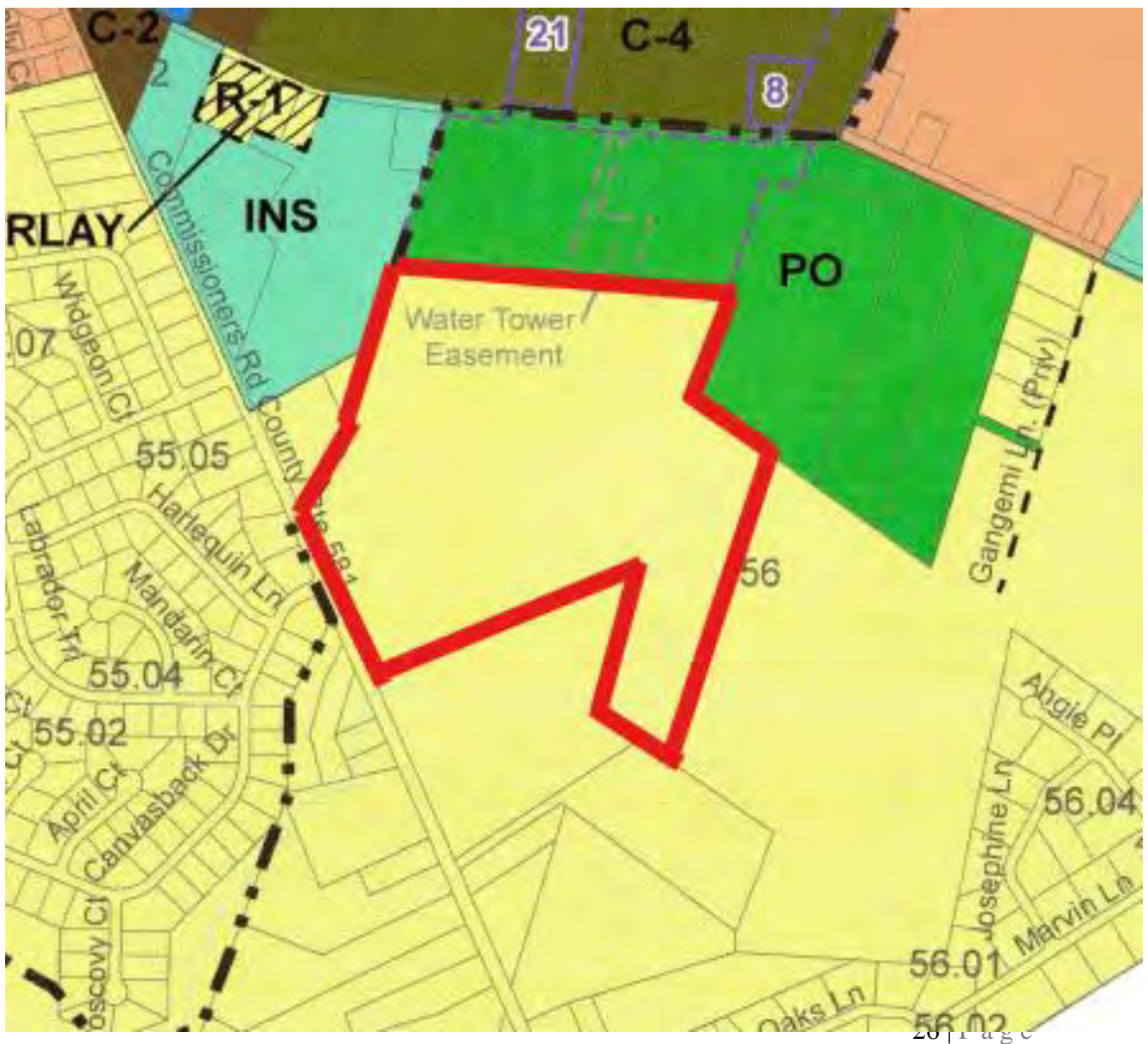
TAX MAP (3)

TEMP



ZONE PLAN (4)

TEMP






S:\STATE\NJ\GLOU\TOWN\Harrison\M-0360-0010-000\Maps\Block 56 - Lot 3.mxd

AREA TABULATIONS

Block 56, Lot 3: 69.25 Ac.
 Portion of Lot 3 within Wetlands: 12.22 Ac.
 Portion of Lot 3 in Uplands: 57.03 Ac.

LEGEND

-  Parcels
 Block 56, Lot 3
 Wetlands

Sources:

1. New Jersey State Aerial Photography Captured May 2020.
2. Wetlands shown are from Land Use Land Cover 2020.
3. Project outside of the FEMA 2016 100-Year Flood Zone.

HARRISON TOWNSHIP

BLOCK 56, LOT 3
ASSESSMENT

Scale: 1" = 500'



**RICHARD A. ALAIMO
ASSOCIATES**

Consulting Engineers

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

Drawn By: CFC

Checked By: RH

FIGURE 1

**ENVIRONMENTAL
CONSTRAINTS**

Date: May 2025

Project No.: M-0360-0010-000

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

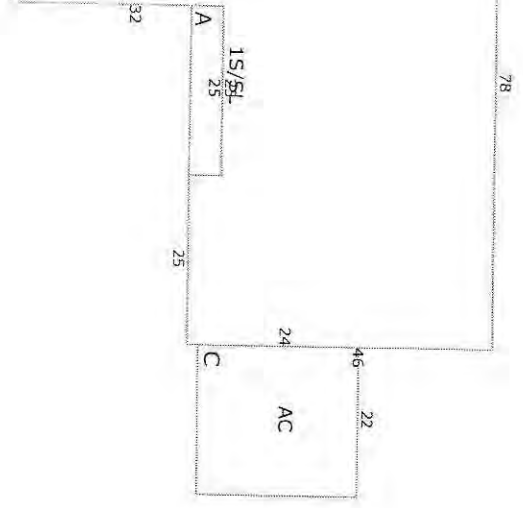
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	SALE HISTORY
						2025	70,000	363,500	433,500	AHMAD, HASSAN	Date Price Nu
						2024	70,000	363,500	433,500	DEUTSCHE BANK NATIONAL TRUST CO	05/06/19 450,000 7
										GLOUCESTER COUNTY SHERIFF	08/14/18 210,000 31
											03/08/17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

Map:	Neigh:	Unit:	Zone:	VCS:	Road:	Acres:	Auto:	Topo:
2	LN03		R2	LN03	PAVED	1.000	Y	LEVEL

Year Built:	Type/Use:	Eff Age:	Style:	Bldg Cla:	Ext Siding:	Roof Type:	Roof Matl:	Int Condi:	Foundation:	Story Ht:	Fndtn Consi:	Row /End:	Heat Source:	Garage:	Room Count
1984	ONE FAMILY	32 Y	RANCH	16	VINYL SIDING	GABLE	ASPHALT SHINGLE	GOOD	CONCRETE SLAB	ONE STORY			GAS	4219	B 1 2 3 T
															BEDROOMS: 4
															FULL BATH: 3
															HALF BATH: 0
															KITCHEN: 1
															LIVING RM: 1
															DINING RM: 1
															FAMILY RM: 1
															OTHER: 2
															Condition
															KITCHEN: 1
															BATH: 2
															Modern Avg Old
															1 2 1

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



DP (125)
LS/SL (4219)
YC (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
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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
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ORDINANCE NO. ____-2025

**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 a mix of age-restricted and multi-family 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,” to read as follows:

A. Permitted Principal Uses:

- (1) Multifamily residential apartments. The maximum number of multifamily residential units within the zone shall not exceed 360 Units.
- (2) A minimum of 20% of the multifamily residential units shall be affordable to very low-, low-, and moderate-income households and shall be family rentals.
- (3) Age restricted multifamily residential apartments. The maximum number of age restricted multifamily residential units within the zone shall not exceed 360 Units.
- (4) A minimum of 20% of the age restricted multifamily residential units shall be affordable to very low-, low-, and moderate-income households and shall be restricted to persons 55 years or older.

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) Indoor and outdoor recreation facilities

- (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-9 Special Residential District:

- Minimum Lot Area TBD 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 45 Feet
- Maximum Building Coverage 35%
- Maximum Lot Coverage 65%
- Minimum Parking and Driveway Setback 10 Feet
- Minimum Buffer 15 Feet

D. Design Criteria.

- a. Stormwater management basins, green infrastructure improvements, utilities, mailbox clusters, fencing, and walls are permitted within the buffer area and setback areas for the site as developed zoning.
- b. Fences or walls constructed shall be a maximum of eight feet (8') where necessary for screening and reducing noise perception beyond the lot or as may be required by the Planning Board.
- c. Rooftop mechanical equipment may exceed the maximum permitted building height by five feet (5'). If visible to the public from street level, roof mounted equipment shall be screened by appropriate architectural features

- d. Minimum Distance between Principle buildings: A minimum separation of 35' shall be provided between any two residential buildings
- e. Minimum distance of 30' separation between any residential building and any accessory building to include a clubhouse
- f. Mailbox clusters and package pavilions are excluded from these setback requirements but subject to Fire Marshal requirements
- g. Principal buildings shall be setback a minimum of 75' from any tract boundary
- h. 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, play areas, 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.
- i. Minimum number of parking spaces required: 1.85 spaces per unit for 1-bedroom units; 2.05 spaces per unit for 2-bedroom units; and 2.15 spaces per unit for 3-bedroom units.
- j. All design and performance standards set forth in the Township code that are not address herein remain applicable.
- k. Parking Requirements. The following parking standards for the Property have been formulated to maximize available parking given site limitations and shall supersede the parking standards and requirements set forth the Township Code.
 - i. Dimensions of parking spaces
 - 1. Parking spaces on the property shall be a minimum of nine feet (9') x eighteen feet (18'), except those designated as accessible parking spaces.
 - 2. 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.

3. All parking and drive aisles shall be a minimum of twenty-four feet (24') in width
- ii. Parking for the age-restricted residential units shall be as follows:
 - a. Parking shall be provided in accordance with RSIS
 - b. All car parking spaces other than ADA required spaces shall be a minimum of 9'x18'
 - c. All parking aisles shall be a minimum of twenty-four feet in width (2-way aisles)
 - d. 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.
 - iii. Electric vehicle parking spaces shall be provided as follows:
 - (a) 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;
 - (b) 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.
 - (c) Locations of make-ready parking spaces shall be approved by the Planning Board as part of site plan review.
 - (d) Redeveloper 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.

- iv. 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.
 - v. Parking for tractor trailers and delivery trucks shall not be permitted.
 - vi. Exterior storage of any boat, motorhome, travel trailer, camper, recreational or commercial vehicle is prohibited.
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- m. Adequate access and on-site circulation for emergency vehicles shall be provided at the direction of the Fire Marshal.
 - n. Existing obsolete improvements are to be demolished and disposed of in accordance with all governing regulations.
- D. 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.

E. Performance Criteria and Standards

- a. Extend sidewalk along all road frontages and provide sidewalk throughout the entire development
- b. Promote energy conservation in construction design
- c. Control adverse development impacts including noise and light
- d. Utility improvement including electric and other utility wires shall be underground wherever possible for safety, efficiency, and aesthetics
- e. On-site solar electric generation is recommended to advance municipal green initiatives
- f. Provide ample buffering/screening so to screen views and reduce noise perception offsite
- g. Stormwater management facilities may be located and integrated within the buffer/screening areas, subject to meeting screening criteria as required by the planning board
- h. Development shall be designed with stormwater management facilities pursuant to the design requirements of RSIS, NJDEP green infrastructure, N.J.A.C. 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.
- i. Buildings are to include architectural design upgrades that add visual interest to the residential buildings.
- j. As visible to the public, roof mounted or ground placed equipment shall be screened by appropriate architectural landscape design features
- k. Lighting performance criteria include provisions for residential level security, safety, and adequate (not excessive) illumination, while providing for control

fi offsite glare and uplighting. Lighting fixture designs shall complement building architecture

- l. All dwelling units shall be serviced by public water and sewer systems, and constructed in conformance with Township standards
- m. 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.
- n. 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.

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

3 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.

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

ATTEST:

TOWNSHIP OF HARRISON

JULIE CUNDEY, Township Clerk

ADAM WINGATE, 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 _____, 202__, 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 _____, 202__.

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 _____, 202__.

JULIE CUNDEY, Township Clerk

S:\STATE\NJ\GLOU\TOWN\Harrison\M-0360-0010-000\Maps\Block 5 - Lots 10,11,13.mxd

LEGEND

- Parcels
- Block5, Lots 10, 11 & 13
- Wetlands

BLOCK 5, LOT 10 - AREA TABULATIONS

Block 5, Lot 10: 78.09 Ac.
 Portion of Block 5, Lot 10 in Wetlands: 12.44 Ac.
 Portion of Lot 10 in Uplands: 65.65 Ac.

BLOCK 5, LOT 11 - AREA TABULATIONS

Block 5, Lot 11: 29.16 Ac.
 Portion of Block 5, Lot 11 in Wetlands: 4.01 Ac.
 Portion of Lot 11 in Uplands: 25.15 Ac.

BLOCK 5, LOT 10 - AREA TABULATIONS

Block 5, Lot 13: 42.35 Ac.
 Portion of Block 5, Lot 13 in Wetlands: 12.40 Ac.
 Portion of Lot 13 in Uplands: 29.95 Ac.



HARRISON TOWNSHIP

BLOCK 5, LOTS 10, 11 & 13
 ASSESSMENT

Scale: 1" = 600'



**RICHARD A. ALAIMO
 ASSOCIATES**

Consulting Engineers

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

Drawn By: CFC

Checked By: RH

FIGURE 1

ENVIRONMENTAL
 CONSTRAINTS

Date: May 2025

Project No.: M-0360-0010-000

Mullica West - Phase II: Income/Rent Restrictions**Effective Date 06/06/2025**

Building	Unit	Bedrooms	Unit SQFT	Current Unit Status	Move In AMI%	Current AMI%	Tax Credit Unit Income Restriction	Tax Credit Target Income Restriction
800	801	3	1,182.00	OCCUPIED	33.14	14.12	50.00	50.00 %
800	802	3	1,246.00	OCCUPIED	44.55	47.24	50.00	50.00 %
800	803	2	941.00	OCCUPIED	8.32	42.48	60.00	60.00 %
800	804	2	878.00	VACANT	0.00	0.00	50.00	50.00 %
800	805	2	878.00	OCCUPIED	43.09	28.87	60.00	60.00 %
800	806	1	941.00	OCCUPIED	57.55	38.29	60.00	60.00 %
800	807	2	941.00	OCCUPIED	37.66	23.91	60.00	60.00 %
800	808	2	878.00	OCCUPIED	22.93	22.74	50.00	50.00 %
800	809	1	729.00	OCCUPIED	34.86	34.86	50.00	50.00 %
800	810	1	793.00	OCCUPIED	43.41	29.14	50.00	50.00 %
800	811	3	1,246.00	OCCUPIED	38.20	35.29	60.00	60.00 %
800	812	3	1,182.00	OCCUPIED	30.38	20.86	50.00	50.00 %
800	813	2	995.00	OCCUPIED	27.88	27.88	60.00	60.00 %
800	814	2	1,058.00	OCCUPIED	42.83	40.31	60.00	60.00 %
800	815	2	941.00	OCCUPIED	42.33	51.50	60.00	60.00 %
800	816	2	878.00	OCCUPIED	0.83	28.19	30.00	30.00 %
800	817	2	878.00	OCCUPIED	45.73	45.73	50.00	50.00 %
800	818	2	941.00	OCCUPIED	27.94	43.92	50.00	50.00 %
800	819	2	941.00	OCCUPIED	53.01	51.88	60.00	60.00 %
800	820	2	878.00	OCCUPIED	7.18	3.36	30.00	30.00 %
800	821	1	729.00	VACANT	0.00	0.00	50.00	50.00 %
800	822	1	793.00	OCCUPIED	47.18	49.86	50.00	50.00 %
800	823	3	1,246.00	OCCUPIED	48.61	43.25	50.00	50.00 %
800	824	3	1,182.00	OCCUPIED	55.52	81.43	60.00	60.00 %
900	901	3	1,182.00	OCCUPIED	27.76	27.21	50.00	50.00 %
900	902	3	1,246.00	OCCUPIED	13.50	11.71	60.00	60.00 %
900	903	1	793.00	OCCUPIED	15.37	14.56	60.00	60.00 %
900	904	1	729.00	OCCUPIED	0.00	11.62	50.00	50.00 %
900	905	2	878.00	OCCUPIED	14.35	14.35	30.00	30.00 %
900	906	2	941.00	OCCUPIED	55.51	79.30	60.00	60.00 %
900	907	2	941.00	OCCUPIED	31.22	28.64	60.00	60.00 %
900	908	2	878.00	OCCUPIED	29.56	58.26	50.00	50.00 %
900	909	2	878.00	OCCUPIED	33.27	15.11	60.00	60.00 %
900	910	2	941.00	VACANT	0.00	0.00	60.00	60.00 %
900	911	2	1,058.00	OCCUPIED	50.89	83.09	60.00	60.00 %
900	912	2	995.00	OCCUPIED	0.00	39.11	60.00	60.00 %
900	913	3	1,182.00	OCCUPIED	25.42	43.56	60.00	60.00 %
900	914	3	1,246.00	OCCUPIED	3.31	4.75	60.00	60.00 %
900	915	1	793.00	OCCUPIED	14.98	16.18	50.00	50.00 %
900	916	1	729.00	OCCUPIED	7.21	2.61	30.00	30.00 %
900	917	2	878.00	OCCUPIED	19.93	70.56	50.00	50.00 %
900	918	2	941.00	OCCUPIED	47.11	52.29	50.00	50.00 %
900	919	2	941.00	OCCUPIED	40.14	47.12	50.00	50.00 %
900	920	2	878.00	OCCUPIED	49.17	46.82	60.00	60.00 %
900	921	2	878.00	OCCUPIED	50.00	73.15	50.00	50.00 %
900	922	2	941.00	OCCUPIED	39.06	22.42	50.00	50.00 %
900	923	3	1,246.00	OCCUPIED	32.51	32.51	60.00	60.00 %
900	924	3	1,182.00	OCCUPIED	42.48	39.58	60.00	60.00 %

Municipality: Harrison Township

Round: Fourth Round

Date: 6/9/2025

MONITORING REPORT

Unit Specific Information

Site/Program Name	RCA with City of Woodbury				Walnut Glen/Spring Mill				New Point Group Home						
Administrative Agent															
Affordable Housing Round	1st and 2nd Rounds				1st and 2nd Rounds				1st and 2nd Rounds						
Project Type ⁵	Regional Contribution Agreement				100% Affordable				Alternative Living Arrangement						
Block & Lot					Block 57.26, Lot 22.03				Block 49, Lot 1.01						
Street Address					100 Walnut Lane				244 Tomlin Station						
Completion Status ¹	Completed as of October 13, 2004				Completed				Completed						
Date of CO Issued									1992						
Length of Affordability Controls					45 years				Operated at least 10 years						
Date - Commence Aff. Controls					1/1/2003				2008						
Date - Expiration of Aff. Controls					12/31/2048				N/A						
Total # of Affordable Units					94				3						
Housing Type ²					Apartment				Single Family						
Housing Tenure ³					Rental				Rental						
Occupancy Type ⁴					Family				Special Needs						
Income/Bedroom Distribution	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR
Very-Low-Income							3	13	12			3			
Low-Income							5	16	16						
Moderate-Income							4	13	12						

¹ Completion Status - identify one of the following: zoned, land use approvals, under construction, construction completed, CO issues, or Completed and occupied.

² Housing Status - identify one of the following: apartment, townhome, single family, duplex, etc.

³ Housing Tenure - identify one of the following: rental or ownership.

⁴ Occupancy Type - identify one of the following: family, senior, special needs, etc.

⁵ Project Type - identify one of the following: inclusionary, 100% affordable, accessory apartments, alternative living arrangements, Credits without Controls, ECHO Units, Market to Affordable

MONITORING REPORT

Municipality: Harrison Township

Round: Fourth Round

Date: 6/9/2025

Unit Specific Information

Site/Program Name	Mullica West Apartments (LIHTC)				Mullica West Apartments (Township Deed)				Mullica West Expansion						
Administrative Agent															
Affordable Housing Round	3rd Round				3rd Round				3rd Round						
Project Type ⁵	100% Affordable				100% Affordable				100% Affordable						
Block & Lot	Block 52, Lot 8				Block 52, Lot 8				Block 52, Lot 9						
Street Address	58 Woodstown Road				58 Woodstown Road				54 Woodstown Road						
Completion Status ¹	Completed				Completed				Completed						
Date of CO Issued															
Length of Affordability Controls	45 years				30 years				45 years						
Date - Commence Aff. Controls	12/1/2014				2/25/2022				11/9/2016						
Date - Expiration of Aff. Controls	11/30/2059				2/25/2052				11/9/2061						
Total # of Affordable Units	150				18				48						
Housing Type ²	Apartments				Apartments				Apartments						
Housing Tenure ³	Family (142 units) & Special Needs (8 units)				Family				Family (43 units) & Special Needs (5 units)						
Occupancy Type ⁴	Rental				Rental				Rental						
Income/Bedroom Distribution	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR
Very-Low-Income		71	7	19								10	2	8	
Low-Income		31	6	10								20	2	3	
Moderate-Income		3	0	3			6	2	10			3			

¹ Completion Status - identify one of the following: zoned, land use approvals, under construction, construction completed, CO issues, or Completed and occupied.

² Housing Status - identify one of the following: apartment, townhome, single family, duplex, etc.

³ Housing Tenure - identify one of the following: rental or ownership.

⁴ Occupancy Type - identify one of the following: family, senior, special needs, etc.

⁵ Project Type - identify one of the following: inclusionary, 100% affordable, accessory apartments, alternative living arrangements, Credits without Controls, ECHO Units, Market to Affordable

Municipality: Harrison Township

Round: Fourth Round

Date: 6/9/2025

MONITORING REPORT

Unit Specific Information															
Site/Program Name	Elwyn New Jersey							Mullica Hill Gardens							
Administrative Agent															
Affordable Housing Round	4th Round							4th Round							
Project Type ⁵	Alternative Living Arrangements							Alternative Living Arrangements							
Block & Lot	Block 3, Lot 3.01							Block 59, Lot 17.03							
Street Address	303 Williamson Lane							161 Mullica Hill Road							
Completion Status ¹	Completed							Completed							
Date of CO Issued								2015							
Length of Affordability Controls	N/A							Medicaid Beds							
Date - Commence Aff. Controls	2019							2015							
Date - Expiration of Aff. Controls	N/A							N/A							
Total # of Affordable Units	4							7							
Housing Type ²	Single-Family							Apartment							
Housing Tenure ³	Rental							Rental							
Occupancy Type ⁴	Special Needs							Assisted Living							
Income/Bedroom Distribution	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR	Eff./Studio	1BR	2BR	3BR	4BR
Very-Low-Income		4													
Low-Income							7								
Moderate-Income															

¹ Completion Status - identify one of the following: zoned, land use approvals, under construction, construction completed, CO issues, or Completed and occupied.

² Housing Status - identify one of the following: apartment, townhome, single family, duplex, etc.

³ Housing Tenure - identify one of the following: rental or ownership.

⁴ Occupancy Type - identify one of the following: family, senior, special needs, etc.

⁵ Project Type - identify one of the following: inclusionary, 100% affordable, accessory apartments, alternative living arrangements, Credits without Controls, ECHO Units, Market to Affordable

ORDINANCE NO. -2025**AN ORDINANCE AMENDING ARTICLE III “AFFORDABLE HOUSING DEVELOPMENT FEES” OF TITLE 110 “FEES”, OF THE TOWNSHIP CODE REGARDING AFFORDABLE HOUSING DEVELOPMENT FEES**

WHEREAS, Harrison Township has an affirmative statutory and constitutional obligation to provide its fair share of affordable housing for low- and moderate-income households within Harrison Township; and

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, the New Jersey Supreme Court, in Holmdel Builders Association v. Township of Holmdel, 121 N.J. 550 (1990), approved the use of development fees as a device for meeting a municipality’s affordable housing obligations; and

WHEREAS, the New Jersey Legislature has adopted the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et seq., limiting a municipality’s authority to impose development fees on non-residential development, and setting forth specific standards and obligations with regard to the imposition and collection of development fees on non-residential development; 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, pursuant to that authority, the Township previously adopted Article III, entitled “Affordable Housing Development Fees” within Chapter 110, entitled “Fees” of the Township Code, imposing development fees on residential development and non-residential development (“Affordable Housing Development Fee Ordinance”); and

WHEREAS, the Affordable Housing Development Fee Ordinance must be updated to reflect the changes set forth in the FHA, the Affordable Housing Regulations and the amendments to UHAC; and

WHEREAS, the Township Committee has determined that it is in the best interest of Harrison Township to amend Article III, entitled “Affordable Housing Development Fees” within Chapter 110, entitled “Fees” of the Township Code to reflect the current laws as they relate to the affordable housing development fees.

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

1. Article III, entitled “Affordable Housing Development Fees” within Chapter 110, entitled “Fees” is hereby replaced in its entirety with Exhibit A attached hereto.
2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
3. 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.
4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF HARRISON

JULIE CUNDEY, Township Clerk

ADAM WINGATE, 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 _____, 202__, 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 _____, 202__.

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 _____, 202__.

JULIE CUNDEY, Township Clerk

Exhibit A

Chapter 110. Fees

Article III. Affordable Housing Development Fees

§ 110-5. Purpose.

- A. In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the “Fair Housing Act”), N.J.S.A. 52:27D-301 et seq., the State Constitution, and all implementing regulations.
- B. Pursuant to N.J.S.A. 52:27D-329.2, and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7), municipalities that maintain their status as a “compliant municipality,” under the Fair Housing Act, N.J.A.C. 5:99-1 et seq. (“Affordable Housing Regulations”) may retain fees collected from non-residential development.
- C. This article establishes standards for the collection, maintenance, and expenditure of residential development fees and non-residential development fees pursuant to the Fair Housing Act, the Statewide Non-Residential Development Fee Act and the Affordable Housing Regulations. Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing in accordance with an approved Spending Plan. This article shall be interpreted within the framework of the Fair Housing Act and the Affordable Housing Regulations.

§ 110-6. Basic requirements.

- A. The ability of Harrison Township to impose, collect and expend development fees shall continue so long as Harrison Township maintains its status as a “compliant municipality,” under the Fair Housing Act and the Affordable Housing Regulations.
- B. The Township shall not spend development fees except in conformance with a Spending Plan approved by the Court.

§ 110-7. Definitions.

As used in this Article, the following terms shall have the following meanings:

AFFORDABLE

A sales price or rent that is affordable to a very-low-income household, low-income household, or

moderate income household as those terms are defined in N.J.A.C. 5:99-1.2. In the case of a dwelling unit that is owned by a household, the sales price for the dwelling unit shall conform to the standards set forth in N.J.A.C. 5:80-26.7, as may be amended and supplemented, and, in the case of a dwelling unit that is rented by a household, the rent for the dwelling unit shall conform to the standards set forth in N.J.A.C. 5:80-26.13, as may be amended and supplemented.

AFFORDABILITY CONTROLS

Restrictions placed on a dwelling unit or a development that restricts the price of a dwelling unit (sales price for ownership units or rent for rental units) to ensure it remains affordable to very-low-income households, low-income households and moderate-income households, as those terms are defined in N.J.A.C. 5:99-1.2. Such restrictions can be imposed pursuant to the Uniform Housing Affordability Act, N.J.A.C. 5:80-26.1 et seq., the federal Low Income Housing Tax Credit program pursuant to section 42 of the Internal Revenue Code (26 U.S.C. s.42), or any other federal or State project-based assistance.

AFFORDABLE HOUSING DEVELOPMENT

A development, all or substantial percentage of the dwelling units are restricted units. An affordable housing development shall include included, but is not limited to, all compliance mechanisms or projects identified in the Fair Share Plan.

AFFORDABLE HOUSING TRUST FUND

A separate, interest-bearing account held by a municipality and created pursuant to Section 110-11 for the deposit of funds collected by the municipality in connection with its affordable housing programs and expended in accordance with the Spending Plan.

COURT

Any court of competent jurisdiction to hear and decide matters pursuant to the Fair Housing Act, including but not limited to the Affordable Housing Dispute Resolution Program established pursuant to N.J.S.A. 52:27D-313.2.

DCA

The New Jersey Department of Community Affairs, including but not limited to the Division of Local Planning Services within the Department of Community Affairs and the New Jersey Housing and Mortgage Finance Agency established pursuant to N.J.S.A. 55:14K-1 et seq.

DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the

use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

DEVELOPMENT FEE

Money paid by a developer as a residential development fee or a non-residential development fee.

DWELLING UNIT

Any room or group of rooms or any part thereof located within a building and forming a single habitable unit with facilities which are used, or designed to be used for living, sleeping, cooking, and eating. A dwelling unit shall include a market-rate unit and a restricted unit.

EQUALIZED ASSESSED VALUE

The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with §§ 1, 5, and 6 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through c).

FAIR HOUSING ACT

The Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., as may be amended and supplemented.

FAIR HOUSING ACT REGULATIONS

The regulations adopted by the DCA pursuant to the Fair Housing Act and codified at N.J.A.C. 5:99, et seq.

FAIR SHARE PLAN

The plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolution, which is prepared as part of the Housing Element, and that describes the mechanisms, strategies and the funding sources, if any, by which the Township proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of affordable housing for Region 5 (Burlington, Camden and Gloucester Counties) and which details the affirmative measures the Township proposes to undertake to achieve its fair share of affordable housing.

HOUSING ELEMENT

The portion of the Township's Master Plan, required by the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-28b(3) and the Fair Housing Act, that includes the information required by N.J.S.A. 52:27D-310.

GREEN BUILDING STRATEGIES

Those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

MARKET-RATE UNITS

Any dwelling unit that is not a restricted unit.

MIXED-USE DEVELOPMENT

Development which includes both residential development and non-residential development.

NON-RESIDENTIAL DEVELOPMENT

As defined in N.J.S.A. 40:55D-8.3.

NON-RESIDENTIAL DEVELOPMENT FEE

Money paid by a developer pursuant to the Statewide Non-Residential Development Fee Act.

RESIDENTIAL DEVELOPMENT

Development which includes any building or structure, or portion thereof, including but not limited to any appurtenant improvements, which qualifies as a residential use group according to the State Uniform Construction Code promulgated to effectuate the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.), and which does not include any building or structure, or portion thereof, including but not limited to any appurtenant improvements, which meets the definition of non-residential development.

RESIDENTIAL DEVELOPMENT FEE

Money paid by a developer for residential development pursuant to Section 110-8 of the Township Code.

RESTRICTED UNIT

A dwelling unit, whether owned or rented, that is subject to the affordability controls but does not include a market-rate unit that was financed under the former Urban Homeownership Recovery Program (UHORP), the former Market Oriented Neighborhood Investment Program (MONI) or the former Choices in Homeownership Incentives for Everyone Program (CHOICE).

STATEWIDE NON-RESIDENTIAL DEVELOPMENT FEE ACT

The Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 to 40:55D-8.8.

SPENDING PLAN

The plan approved by the Court or the DCA which establishes the method of allocating funds contained in the Affordable Housing Trust Fund in accordance with the Fair Housing Act and the Fair Housing Act Regulations.

§ 110-8. Residential development fees.

A. Imposed fees.

- (1) Within all zoning districts, developers of residential developments, except for developers of the types of development specifically exempted below, shall pay a residential development fee of 1.5% of the equalized assessed value of land and improvements within the residential development, provided no increased density is permitted.

(2) Within all zoning districts, developers of mixed-use development, except for developers of the types of development specifically exempted below, shall pay a residential development fee of 1.5% of the equalized assessed value of land and improvements of the residential portion of the mixed-use development, provided no increased density is permitted, and shall comply with the requirements of §110-9 for the portion of the mixed-use development consisting of non-residential development.

(3) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers shall be required to pay a residential development fee of 1.5% of the equalized assessed value of the initial "by-right" number of dwelling units permitted under the base density and 6% of the equalized assessed value for each additional dwelling unit that may be realized increased density permitted by the variance. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the residential development fee shall be the highest density permitted "by-right" during the two-year period preceding the filing of the variance application.

(i) Example: If an approval allows four units to be constructed on a site that was zoned for two units, the residential development fee shall equal 1.5% of the equalized assessed value on the first two units, and 6.0% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

(4) Residential development fees shall be imposed and collected when an existing dwelling unit or any structure containing one or more dwelling units undergoes a change to a more intense use, is demolished and replaced, or is expanded, if not otherwise exempt from the residential development fee requirement. The residential development fee shall be calculated on the increase in the equalized assessed value of the improved dwelling unit or the structure containing one or more dwelling units. A change to a more intense use shall include, but not be limited to, the conversion of unfinished basement, attic and/or garage spaces to habitable space.

B. Exemptions from the Residential Development Fee. The following shall be exempt from the residential development fee requirements:

(1) Affordable housing developments identified in the Fair Share Plan and/or affordable housing development providing at least 15% of the total dwelling units as restricted units.

(2) Developments where the developer is providing for the construction of restricted units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of restricted units shall be exempt from residential development fees.

- (3) Developments that have received preliminary or final site plan approval prior to the adoption of the Township's first development fee ordinance on December 27, 1996, shall be exempt from residential development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- (4) Any change to a more intense use, replacement or expansion of an existing dwelling unit or any structure containing one or more dwelling units that does not result in an increase to the equalized assessed value by greater than \$19,999.
- (5) existing dwelling unit or any structure containing one or more dwelling units that have been demolished as a result of an accidental fire, flood, or any natural disaster or catastrophe, and replaced with a substantially similar dwelling unit or structure containing one or more dwelling units.
- (6) Non-profit organizations that have received tax exempt status, pursuant to the Internal Revenue Code, providing current evidence of that status is submitted to the municipal clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges.
- (7) Federal, State, county, and local governments shall be exempt from paying a development fee.
- (8) Any other exemption authorized under the Fair Housing Act or the Fair Housing Act Regulations.

§ 110-9. Non-residential development fees.

A. Imposed fees.

- (1) Developers of non-residential development are obligated to comply with the requirements of the Statewide Non-Residential Development Fee Act, and pay the non-residential development fee calculated pursuant to the Statewide Non-Residential Development Fee Act, unless otherwise exempt pursuant to the Statewide Non-Residential Development Fee Act.
- (2) Developers of mixed-use developments shall be required to comply with the requirements of the Statewide Non-Residential Development Fee Act and pay the non-residential development fee calculated pursuant to the Statewide Non-Residential Development Fee Act for the portion of the mixed-use development consisting of non-residential development, unless otherwise exempt pursuant to the Statewide Non-Residential Development Fee Act., and with the requirements of §110-8.A(2) for the portion of the

mixed-use development consisting of residential development; provided that no non-residential development fee shall be imposed which would result in a non-residential development fee greater than that which would have been imposed if the non-residential development portion of the mixed-use development would have been developed independently of the residential development portion of the mixed-use development.

- B. Exemptions from the Residential Development Fee. Developers of non-residential development or residential development who are claiming an exemption under the Statewide Non-Residential Development Fee Act shall be required to provide evidence sufficient to establish qualification for an exemption under the Statewide Non-Residential Development Fee Act and/or the Fair Housing Act Regulations. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to qualify for an exemption under the Statewide Non-Residential Development Fee Act and/or Fair Housing Act Regulations, the owner of the property shall pay the non-residential development fee within 45 days of the termination of the exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Township as a lien against the real property of the owner. The property owner shall submit a Form N-RDF to the Tax Assessor for calculation of the equalized assessed value of the property.

§ 110-10. Collection procedures.

- A. Upon the granting of a preliminary, final or other applicable approval for a development, the appropriate approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- B. For residential developments, the developer shall be provided with a copy of the Residential Development Fee Form for completion. The developer shall complete fully the form as per the instructions provided. The construction official shall verify the information submitted by the developer. The Municipal Housing Liaison shall then verify any exemptions claimed and the Tax Assessor prepare estimated and final assessments in accordance with the instructions provided on the Residential Development Fee Form.
- C. For non-residential developments, the developer shall be provided with a copy of Form N-RDF, State of New Jersey Non-Residential Development Certification/Exemption, for completion. The developer shall complete fully Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the developer. The Township Tax Assessor shall then verify any exemptions claimed and prepare estimated and final assessments in accordance with the instructions provided on Form N-RDF.
- D. For mixed use developments, the developer shall be provided both with a copy of Form N-RDF, State of New Jersey Non-Residential Development Certification/Exemption for the non-residential portion of the project, which shall be completed in accordance with

Subsection C. above, and a copy of the Residential Development Fee Form which shall be completed in accordance with Subsection B. above.

E. For all development fees:

- (1) The construction official responsible for the issuance of a building permit shall notify the tax assessor and the municipal housing liaison of the issuance of the first building permit for a development that is subject to a residential development fee and/or a non-residential development fee.
- (2) Within 90 days of receipt of said notice, the tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- (3) The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor and the municipal housing liaison of any and all requests for the scheduling of a final inspection on development which is subject to a residential development fee and/or a non-residential development fee.
- (4) Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the development; calculate a residential development fee and/or a non-residential development fee; and thereafter notify the developer of the amount of the residential development fee and/or the non-residential development fee.
- (5) Should the Township fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in N.J.S.A. 40:55D-8.6(b).

F. Payment of development fees. Fifty percent (50%) of the estimated development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be assessed and collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying any difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

G. Appeal of development fees.

- (1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Township. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq.,

within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- (2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 110-11. Affordable Housing Trust Fund.

- A. The Township shall create and/or continue to maintain a separate, interest-bearing affordable housing trust fund that is maintained by the Township Chief Financial Officer for the purpose of depositing:
 - (1) Development fees collected from developers of residential development and non-residential development;
 - (2) Proceeds from the sale of units with extinguished controls;
 - (3) Payments in lieu of on-site construction of affordable units.
 - (4) Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible ("Barrier Free Escrow Funds");
 - (5) Rental income from municipally operated units;
 - (6) Recapture funds;
 - (7) Repayments from affordable housing program loans;
 - (8) enforcement fines, unexpended RCA funds remaining from a completed RCA project;
 - (9) any other funds collected by the municipality in connection with its affordable housing programs;
 - (10) Any other funds authorized to be deposited in a municipal housing trust fund under the Fair Housing Act, the Fair Housing Act Regulations or any other law.
- B. The barrier-free escrow funds deposited in the Affordable Housing Trust Fund shall at all times be identifiable by source and amount.
- C. Within 21 days from the opening of the Affordable Housing Trust Fund account and/or within 21 days of any change in banks or other financial institutions in which Affordable Housing Trust Fund are deposited, the Township shall provide the Division of Local Planning Services within the DCA with written authorization, in the form of a three-party escrow agreement between the Township, the bank, and the Division, to permit the

Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.2(a) and N.J.A.C. 5:99-3.1(h).

- D. All interest accrued in the Affordable Housing Trust Fund shall only be used on eligible affordable housing activities approved by the DCA or the Court.

§ 110-12. Use of funds.

- A. The expenditure of all funds shall conform to the Spending Plan approved by the Court and/or the DCA. Funds deposited in the Affordable Housing Trust Fund may be used for any activity identified in the Spending Plan and/or approved by Court or the DCA to address the Township's affordable housing obligation and may be set up as a grant or revolving loan program, subject to any limitations set forth in the Fair Housing Act Regulations. Such activities include, but are not limited to, any activity permitted pursuant to N.J.A.C. 5:99-2.3 through 5:99-2.8.
- B. Affordable Housing Trust Funds shall not be expended to reimburse the Township for past housing activities.
- C. A portion of all development fees collected and interest earned shall be used to provide affordability assistance to very-low-income households, low-income households and moderate-income households, as those terms are defined in N.J.A.C. 5:99-1.2, occupying restricted units included in the Township's Fair Share Plan. A portion of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to very-low-income households as the term is defined in N.J.A.C. 5:99-1.2. Affordability assistance shall be provided in accordance with N.J.A.C. 5:99-2.5 and the Township's Spending Plan.
- D. The Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:99-2.5(b).
- E. No more than 20 percent of all Affordable Housing Trust Funds, exclusive of those collected prior to July 17, 2008, to fund a Regional Contribution Agreement, may be expended on administration, in accordance with N.J.A.C. 5:99-2.4(a). Activities set forth in N.J.A.C. 5:99-2.2(f) are not eligible uses of the Affordable Housing Trust Fund. Eligible administrative expenses include any activities authorized in N.J.A.C. 5:99-2.4.

§ 110-13. Monitoring.

The Township shall prepare and submit to DCA all monitoring reports and other information required to be reported to DCA in the Fair Housing Act and/or Fair Housing Act Regulations.

§ 110-14. Ongoing collection of fees.

The Township's ability to impose, collect and expend development fees shall continue so long as the Township maintains its status as a compliant municipality, as that term is defined in N.J.A.C. 5:99-1.2. If the Township has failed to maintain its status as a compliant municipality, it shall be subject to the following until it has regained its status as a compliant municipality:

- A. The Township shall not impose and collect residential development fees.
- B. The Township shall not retroactively impose a residential development fee on a development after the Township subsequently regains its status as a compliant municipality.
- C. The Township shall continue to impose non-residential development fees pursuant to the Statewide Non-Residential Development Fee Act, which shall be paid to the New Jersey State Treasurer in accordance with N.J.A.C. 5:99-3.1 in a manner and on such forms as required by the Treasurer, provided that a certified proof concerning the payment shall be furnished by the Treasurer, to the Township.
- D. The Township shall not retain or expend non-residential development fees.

§ 110-14.1. Impact of Other Applicable Laws.

This article and the provisions set forth in §§ **110-5** through **110-14** above are being adopted in accordance with the policies, procedures and requirements of the Fair Housing Act and the Fair Housing Act Regulations. In the past, laws have been enacted that have imposed a moratorium on collection of development fees, such as Sections 36 through 41 of P.L. 2009, C. 90, known as the "Economic Stimulus Act of 2009," which in relevant part, suspended the imposition of the non-residential development fee imposed by the Statewide Non-Residential Development Fee Act, for non-residential property for which preliminary or final site plan approval, or capital project review pursuant to N.J.S.A. 40:55D-31, was obtained prior to July 1, 2010, provided that a permit for the construction of the building has been issued by the local enforcing agency prior to January 1, 2013. As such, imposition and collection of development fees shall be subject to and in accordance with all applicable laws.

ORDINANCE NO. -2025**AN ORDINANCE AMENDING CHAPTER 67, “AFFORDABLE HOUSING,”
OF THE TOWNSHIP CODE REGARDING AFFORDABLE HOUSING OBLIGATIONS**

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, the Township previously adopted an affordable housing ordinance for the Township by way of Ordinance No. 23-2020, adopted on November 20, 2020 (“Affordable Housing Ordinance”), which set forth standards for the construction and administration of very-low-, low- and moderate-income affordable housing units; and

WHEREAS, the Affordable Housing Ordinance must be updated to reflect the changes set forth in the FHA, the Affordable Housing Regulations and the amendments to UHAC; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township of Harrison to amend Chapter 67, “Affordable Housing” of the Township Code to reflect the current laws as they relate to the provision of 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 Chapter 67, "Land Management," of the Code of the Township of Harrison to replace Chapter 67, "Land Management," in its entirety with Exhibit A attached hereto,

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

3. 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.

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

ATTEST:

TOWNSHIP OF HARRISON

JULIE CUNDEY, Township Clerk

ADAM WINGATE, 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 _____, 202__, 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 _____, 202__.

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 _____, 202__.

JULIE CUNDEY, Township Clerk

EXHIBIT A

Chapter 67. Affordable Housing

§ 67-1. Affordable housing obligation: general program purposes, procedures.

- A. This section of the Township Code sets forth regulations regarding provision and administration of very-low-, low- and moderate-income housing units in the Township consistent with the Constitutional obligation set forth in N.A.A.C.P., et al, v. Township of Mount Laurel, 67 N.J. 151 (1975) (the Mount Laurel Doctrine), the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), as amended and supplemented by P.L.2024, c.2 (C.52:27D-304.1 et al.), as amended and supplemented (the "Fair Housing Act"), the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as amended and supplemented ("UHAC"); and N.J.A.C. 5:99-1.1 et seq. ("Fair Housing Act Regulations"). .
- B. This chapter is intended to assure that very-low-, low- and moderate-income units ("affordable units") are created with controls on affordability over time and that very-low-, low- and moderate- income households shall occupy these units. This chapter shall apply to all inclusionary developments, and one hundred percent affordable developments (including those funded with low-income housing tax credit financing) except where inconsistent with applicable law.
- C. The Harrison Township Planning Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Housing Element and Fair Share Plan has also been endorsed by the Mayor and Committee of the Township of Harrison. The Fair Share Plan describes the ways the Township shall address its fair share for very-low-, low- and moderate-income housing as determined by the Court and documented in the Housing Element and Fair Share Plan.
- D. This chapter implements and incorporates the Fair Share Plan and addresses the requirements of the Fair Housing Act, UHAC and the Fair Housing Act Regulations.
- E. The Township shall file monitoring and status reports required by the Fair Housing Act, Fair Housing Act Regulations, and UHAC with the New Jersey Department of Community Affairs and place the reports on its municipal website. All monitoring and status reports shall also be available to the public at the Harrison Municipal Building.

§ 67-2. Definitions.

As used herein the following terms shall have the following meanings:

ACT

The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.), as amended and supplemented by P.L.2024, c.2 (C.52:27D-304.1 et al.), and as may be further amended and supplemented.

ADAPTABLE

Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7. "Adaptable," as used with regard to an entrance, means that the plans for the restricted unit include a feasible building plan to adapt the entrance so as to make the restricted unit accessible.

ADMINISTRATIVE AGENT

The entity responsible for the administration of affordable units in accordance with this ordinance, the Act, UHAC and the Fair Housing Act regulations.

AFFIRMATIVE MARKETING

A regional marketing strategy prepared and implemented in accordance with N.J.A.C. 5:80-26.16, designed to attract buyers and/or renters to restricted units being marketed by a developer or sponsor of affordable units.

AFFORDABILITY AVERAGE

The average percentage of median income in Region 5 at which restricted units in an affordable housing development are affordable to low-income households and moderate-income households.

AFFORDABLE

A sales price or rent within the means of a very-low-income household, low-income household or moderate-income household; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.7, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.13, as may be amended and supplemented.

AFFORDABLE HOUSING DEVELOPMENT

A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a one hundred percent affordable development, or a development of which all or a portion of which consists of restricted units.

AFFORDABLE HOUSING PROGRAM(S)

Any mechanism in a municipal Fair Share Plan prepared or implemented to address the Township's fair share obligation.

AFFORDABLE HOUSING TRUST FUND

The plan for allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, pursuant to N.J.S.A. 40:55D-8.1 et seq., and/or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of very-low-income households, low-income households and moderate-income households.

AFFORDABLE UNIT

A dwelling unit proposed or created pursuant to the Act, a restricted unit, and/or a dwelling unit created and/or funded through the affordable housing trust fund.

AFFORDABILITY CONTROLS

The controls or restrictions placed on a dwelling unit that require the dwelling unit to be affordable to a very-low income household, low-income household, or moderate-income household that are imposed pursuant to UHAC, this **Chapter 67** or other state or federal statute or regulation.

AGE-RESTRICTED UNIT

A restricted unit designed to meet the needs of, and intended exclusively for, the residents of an age- restricted segment of the population where the adult member of the family who is the head of the household for the purposes of determining income eligibility and rent or purchase price is a minimum age of either 62 years or older; or 55 years or older and meets the provisions of 42 U.S.C. §§3601 through 3619, except that due to death, a surviving spouse of less than 55 years of age is permitted to continue to reside in the unit.

AGENCY

The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

ALTERNATIVE LIVING ARRANGEMENT

A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes, but is not limited to: transitional facilities for the homeless, Class A, B, C, D, and E boarding homes as regulated by the DCA; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements; and transitional housing as defined in N.J.S.A. 52:27D-303(aa).

ASSISTED LIVING RESIDENCE

A facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer units, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD

A household that has been certified by an Administrative Agent as a very-low-income household, low-income household or moderate-income household.

COURT

Any court of competent jurisdiction to hear and decide matters pursuant to the Fair Housing Act, including but not limited to the Affordable Housing Dispute Resolution Program established pursuant to N.J.S.A. 52:27D-313.2.

DCA

The State of New Jersey Department of Community Affairs.

DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development, including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

DEVELOPMENT FEE

Money paid by a developer pursuant to Article III "Affordable Housing Development Fee" of Chapter 110, "Fees" of the Township Code, including any fee on development authorized pursuant to N.J.S.A. 52:27D-329.2 or the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1 et seq.

DWELLING UNIT

Any room or group of rooms or any part thereof located within a building and forming a single habitable unit with facilities which are used, or designed to be used for living, sleeping, cooking, and eating. A dwelling unit shall include a market-rate unit and a restricted unit.

FAIR HOUSING ACT REGULATIONS

The regulations adopted by the DCA pursuant to the Fair Housing Act and codified at N.J.A.C. 5:99, et seq.

FAIR SHARE PLAN

The plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolution, which is prepared as part of the Housing Element, and that describes the mechanisms, strategies and the funding sources, if any, by which the Township proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of affordable housing for Region 5 and which details the affirmative measures the Township proposes to undertake to achieve its fair share.

HOUSING ELEMENT

The portion of the Township's Master Plan, required by the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-28b(3) and the Act, that includes the information required by N.J.S.A. 52:27D-310 and establishes the Township's fair share obligation.

INCLUSIONARY DEVELOPMENT

A development containing both restricted units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a nonresidential structure to residential and the creation of new restricted units through the reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 50% or less of the median gross household income for households of the same size within Region 5.

LOW-INCOME UNIT

A restricted unit that is affordable to a low-income household.

MARKET-RATE UNITS

Any dwelling unit that is not a restricted unit.

MEDIAN INCOME

The median income by household size for Region 5, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

MODERATE-INCOME HOUSEHOLD

A household with a total gross annual household income in excess of 50% but less than 80% of the median gross household income for households of the same size within Region 5.

MODERATE-INCOME UNIT

A restricted unit that is affordable to a moderate-income household.

ONE-HUNDRED-PERCENT AFFORDABLE DEVELOPMENT

A development which consists entirely of restricted units.

OWNERSHIP UNIT

A dwelling unit that is that is subject to the affordability controls, and that is owned by or offered for sale to a very-low-income household, low-income household or moderate-income household.

RANDOM SELECTION PROCESS

A process by which currently income-eligible households are selected for placement in restricted units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized restricted unit unless such preference is otherwise authorized by law (e.g., by lottery).

REGION 5

Collectively, Burlington County, Camden County, and Gloucester County.

REGIONAL ASSET LIMIT

The maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by adopted/approved regional income limits.

REHABILITATION

The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

RENT

The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

RENTAL UNIT

A dwelling unit that is that is subject to the affordability controls, and that is rented by or offered for lease or rent to a very-low-income household, low-income household or moderate-income household.

RESTRICTED UNIT

A dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls but does not include a market-rate unit financed under the former Urban Homeownership Recovery Program (UHORP), the former Market Oriented Neighborhood Investment Program (MONI) or the former Choices in Homeownership Incentives for Everyone Program (CHOICE).

SPECIAL ADJUDICATOR

An expert appointed by a Court to make sure that judicial orders are followed. A Special Adjudicator's function is essentially investigative, compiling evidence or documents to inform some future action by the court.

SUPPORTIVE HOUSING UNITS

A dwelling unit or bedroom in a development that is rented to an individual with special needs, with a social service coordinator, a supportive services plan that addresses the needs of the identified special needs population and the provision of supportive services.

UHAC

Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented.

VERY-LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 30% or less of the median gross household income for households of the same size within Region 5.

VERY-LOW-INCOME UNIT

A restricted unit that is affordable to a very-low-income household.

§ 67-3. Administration of restricted units.

The following requirements shall apply to all new or planned developments that contain restricted units.

- A. Phasing. Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low and moderate-income units whether developed in a single phase development, or in a multi-phase development:

Maximum Percentage of Low-Market-Rate Units Completed	Minimum Percentage of and Moderate-Income Units Completed
25%	0%
25% + 1 unit	10%
50%	50%

75%	75%
90%	100%
100%	

- B. Design. All affordable developments that contain restricted units shall comply with the standards set forth in N.J.A.C. 5:80-26.5.
- C. Utilities. Restricted units shall utilize the same type of heating source as market units within the affordable housing development.
- D. Income and bedroom distribution of affordable housing units. All affordable developments shall comply with the income distribution and bedroom distribution requirements of N.J.A.C. 5:80-26.4(e), (f) and (g), except that in the event that an affordable housing development cannot fully satisfy the requirements of N.J.A.C. 5:80-26.4(e), (f) and (g), or is unable to provide a full 13%, without round down to the nearest whole number, of the total units due to its small size or other mitigating factor, the developer must obtain the written approval of the DCA and the municipal housing liaison for any modification of those provisions. Because the requirements of N.J.A.C. 5:80-26.4 is an aggregate municipal obligation, prior to applying for any construction permit for an affordable development, the developer shall submit a proposed income and bedroom distribution plan of the affordable development to the Municipal Housing Liaison for review and approval. The municipal housing liaison may reject or propose modifications to the income and bedroom distribution if the Township is deficient in any bedroom type or income type, based on the need of the Township, as determined on the date of submission of the proposed income and bedroom distribution plan by the developer.
- E. Accessibility requirements.
- (1) All new construction in an affordable development for which an application for a construction permit has not been declared complete by the Township Construction Official on or before October 12, 2005 shall comply with the adaptability requirements set forth in N.J.S.A. 52:27D-123.15.
 - (2) The first floor of all new restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one other dwelling unit shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7. All restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one other dwelling unit shall have the following features:
 - (a) An adaptable toilet and bathing facility on the first floor;
 - (b) An adaptable kitchen on the first floor;
 - (c) An interior accessible route of travel;
 - [1] An interior accessible route of travel shall not be required between stories within an individual unit;
 - (d) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - (e) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the Township has collected funds from the developer sufficient to make 10% of the

adaptable entrances in the development accessible:

- [1] Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
- [2] Where the developer proposes to provide a barrier free escrow in lieu of providing an accessible entrance, Pursuant to N.J.S.A. 52:27D-123.15, prior to applying for a Certificate of Occupancy for any restricted unit or market rate unit within an affordable housing development, the developer shall deposit funds within the Township of Harrison's affordable housing trust fund sufficient to install accessible entrances in 10% of the restricted units that have been constructed with adaptable entrances.
- [3] The funds deposited under Subsection **E(2)(e)[2]** herein, shall be used by the Township for the sole purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
- [4] The developer of the restricted units shall submit a design plan and cost estimate for the conversion from adaptable to accessible entrances to the Construction Official of the Township of Harrison.
- [5] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Township of Harrison's affordable housing trust fund in care of the Municipal Treasurer who shall ensure that the funds are deposited into the affordable housing trust fund and appropriately earmarked.
- [6] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is site impracticable to meet the requirements. Determinations of site impracticability shall be by the Township Engineer in compliance with the standards set forth in N.J.S.A. 52:27D-123.15 and the Barrier Free Subcode, N.J.A.C. 5:23-7. A developer seeking a determination of impracticability shall submit to the Township Engineer, with a copy to the Municipal Housing Liaison, a site plan, floor plans, and a detailed explanation as to which portions of the Barrier Free Subcode, N.J.A.C. 5:23-7 are impractical and why compliance is impracticable. If full compliance with N.J.S.A. 52:27D-123.15 would be site impracticable, compliance with N.J.S.A. 52:27D-123.15 for any portion of the restricted unit shall be required to the extent that it is not site impracticable. Any developer seeking a site impracticability determination must obtain the same prior to applying for any construction permit for the affordable development.

F. Maximum rents and sales prices.

- (1) In establishing rents and sales prices of restricted units, the administrative agent shall follow the procedures set forth in UHAC utilizing the regional income limits for Region 5 and the requirements set forth in this Chapter.
- (2) The maximum rent for restricted rental units within each affordable housing development

shall comply with the following:

- (a) The average rent for all restricted units within each affordable housing development is affordable to households earning no more than 52% of median income for for Region 5.
 - (b) The maximum rent for all restricted units within each affordable housing development is affordable to households earning no more than 60 percent of regional median income for Region 5. A maximum rent affordable to households earning no more than 70 percent of regional median income for Region 5 for moderate-income units within affordable housing developments may be utilized where very-low-income units compose at least 13 percent of the restricted units. In such developments, the number of restricted units with rent affordable to households earning 70 percent of regional median income for Region 5 may not exceed one plus the number of very-low-income units in excess of 13 percent of the restricted units.
 - (c) The developers and municipal sponsors units shall establish at least one rent for each bedroom count for very-low income units, low-income units, and moderate-income units, provided that at least 13% of all restricted rental units shall be affordable to very-low-income households.
 - (d) The establishment of all initial rent and all rent increases shall comply with N.J.A.C. 5:80-26.13.
- (3) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income for Region 5, and each affordable housing development must achieve an affordability average of 55% for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
- (4) In determining the maximum sales prices and rents for compliance with the affordability average requirements for restricted units other than age-restricted units and assisted living facilities, the following standards shall be met:
- (a) A studio or efficiency unit is affordable to a one-person household;
 - (b) A one-bedroom unit is affordable to a 1 1/2 person household;
 - (c) A two-bedroom unit is affordable to a three-person household;
 - (d) A three-bedroom unit is affordable to a 4 1/2 person household; and
 - (e) A four-bedroom unit is affordable to a six-person household.
- (5) In determining the maximum sales prices and rents for compliance with the affordability average requirements for restricted units and assisted living facilities, the following standards shall be met:
- (a) An efficiency unit is affordable to a one-person household;
 - (b) A one-bedroom unit is affordable to a 1 1/2 person household; and

- (c) A two-bedroom unit is affordable to a two-person household or to two one-person households.
 - (d) A three-bedroom unit is affordable to a two-and-one-half-person household.
- (6) The initial purchase price and the maximum resale price for all restricted ownership units shall be calculated in accordance with the requirements of N.J.A.C. 5:80-26.7, as may be amended and supplemented, and shall be subject to the limitations on indebtedness set forth in N.J.A.C. 5:80-26.9. In computing regional income limits, the median family incomes published for counties within Region 5. The initial purchase price and the maximum resale price are be subject to the affordability average requirement at N.J.A.C. 5:80-26.4.
- (7) The rent levels of very-low-income units, low-income units and moderate-income units may be increased annually, on the anniversary date of the tenancy of the certified household occupying the restricted rental unit, to an amount calculated pursuant to N.J.A.C. 5:80-26.13(b) and (c), provided that any increase shall not exceed five percent (5%) in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.
- (8) Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and the lease must include the most recent utilities chart at the time of lease-up approved by DCA for its Section 8 program. Allowance for utilities must be consistent with the utility allowance approved by DCA for its Section 8 program.
- G. Condominium and homeowners' association fees. For any restricted unit that is part of a condominium association and/or homeowner's association, the Master Deed shall reflect that the association fee assessed for each restricted unit shall be established at 100% of the market rate fee.
- H. Restricted unit controls and requirements. The requirements of this section apply to all developments that contain restricted units, including any currently unanticipated future developments that will provide very-low-income units, low-income units and/or moderate-income housing units.
- I. Affirmative marketing.
 - (1) The Township shall adopt by resolution an affirmative marketing plan compliant with N.J.A.C. 5:80- 26.16, as may be amended and supplemented.
 - (2) The affirmative marketing plan is a regional marketing strategy, prepared and implemented in accordance with N.J.A.C. 5:80-26.16, designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age (except for age-restricted units or "housing for older persons" as defined in N.J.S.A. 10:5-1 et seq.), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 et seq., to restricted units that are being marketed by a developer, sponsor or owner of restricted units. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Housing Region 5 and covers the period of deed restriction.

- (3) The affirmative marketing plan shall provide a regional preference for all households that live and/or work in Region 5.
- (4) The Administrative Agent designated by the Township or the Administrative Agent approved by the Municipal Housing Liaison for a particular development shall assure the affirmative marketing of all restricted units is consistent with the Affirmative Marketing Plan for the Township, this Section and UHAC. All developers, owners and sponsors of restricted units shall comply with the affirmative marketing requirements set forth herein and required by the Administrative Agent.
- (5) The affirmative marketing plan shall contain the information required in N.J.A.C. 5:80-26.16(e) and (f).
- (6) In implementing the affirmative marketing plan, the Administrative Agent shall provide a list of counseling services to applicants who are very-low-income households, low-income households and moderate-income households on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (7) The affirmative marketing process for available restricted units shall begin at least four months prior to the expected date of occupancy and may begin before construction commences. The marketing program shall continue until all restricted units are initially occupied and for as long as restricted units are deed restricted and occupancy or re-occupancy of units continue to be necessary.
- (8) The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the Township of Harrison.
- (9) All developers and sponsors of restricted units shall comply with the affirmative marketing plan and assist in the affirmative marketing of their respective restricted units. Unless otherwise stated in UHAC, supportive housing units must comply with the Affirmative Marketing Plan. The developer or administrative agent shall document and report the affirmative marketing plan for the units under their purview to the Municipal Housing Liaison, who shall ensure that developers and administrative agents are marketing units in accordance with the provisions of N.J.A.C. 5:80-26.16 and this Section. The developer or administrative agent shall also provide proof of publication to the Housing Administrator.

J. Occupancy standards. The administrative shall comply with the occupancy standards set forth in N.J.A.C 5:80-26.5 and the following standards:

- (1) In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - (a) Ensure each bedroom is occupied by at least one person, except for age restricted units.
 - (b) Provide separate bedrooms for parents and children;
 - (c) Provide a bedroom for every occupant under the age of 18, unless the household requests a different arrangement, which arrangement may not result in more than two occupants under the age of 18 in any bedroom;

- (d) Provide a bedroom for every two adult occupants;
 - (e) Avoid placing a one-person household into a unit with more than one bedroom.
- (2) Additional provisions related to occupancy standards (if any) shall be provided in the municipal operating manual.
- K. Selection of occupants of affordable housing units.
 - (1) The Administrative Agent shall use a random selection process to select occupants of low- and moderate-income housing.
 - (2) A waiting list of all eligible candidates will be maintained in accordance with the provisions of UHAC.
 - (3) The administrative agent shall utilize the buyer income eligibility requirements set forth in N.J.A.C. 5:26.8 for ownership units and the tenant income eligibility requirements set forth in N.J.A.C. 5:26.14 for rental units. All very-low-income households, low-income households, and moderate-income households shall be certified in accordance with N.J.A.C. 5:80-17.
- L. Control periods for restricted ownership units and enforcement mechanisms.
 - (1) Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, and each restricted ownership unit shall remain subject to affordability controls for a period of at least 40 years and terminates on the first non-exempt sale after the end of the affordability controls
 - (2) Rehabilitated owner-occupied dwelling units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
 - (3) The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the restricted unit.
 - (4) The affordability controls set forth in this chapter shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units. Any owner receiving a notice of intent to foreclose or a complaint in foreclosure must provide a copy to the Municipal Housing Liaison within fifteen (15) days of receipt.
 - (5) A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all code standards upon each transfer of title that follows the expiration of the applicable minimum control period. If the restricted ownership unit is a deficient housing unit, the owner of the restricted ownership unit shall notify the Municipal Housing Liaison.
 - (6) All covenances of restricted ownership units must be made by deeds and restrictive covenants substantially in the forms prescribed in the applicable Appendix of UHAC and shall comply with the requirements of UHAC. No seller or buyer of a restricted unit shall be excused from adhering to the requirements of UHAC and this Chapter despite failure to record the deed and restrictive covenants. All restricted ownership units shall be deemed to have been made by deeds and restrictive covenants prescribed in UHAC, and the DCA, the Agency, the Township or any party may enforce the restrictions that would have been contained in such instruments as if such instruments had been, in fact, prepared and duly executed. A sale or transfer of ownership made other than in

conformity with the requirements of UHAC and this Chapter is an authorized non-exempt sale; thus, all requirements, restrictions and liens associated with the unit being sold or transferred remain in effect until full satisfaction thereof and compliance with UHAC and this Chapter.

M. Price restrictions for restricted ownership units, homeowner association fees and resale prices. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.1, as may be amended and supplemented, including:

- (1) The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.
- (2) The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with this Chapter and UHAC.
- (3) All owners of an ownership unit must provide at least 30 days notice to the administrative agent of a sale of an ownership unit, unless the administrative agent and the municipal housing liaison, unless both agree in writing to a shorter notice period. The administrative agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards. No resale of any ownership unit shall be made without first obtaining written approval of the resale price from the administrative agent.
- (4) Condominium fees, homeowner association fees and special assessments shall be calculated in accordance with the requirements of N.J.A.C. 5:80-26.7(d), as may be amended and supplemented.
- (5) The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements. Such application and the determination of the administrative agent shall be in accordance with N.J.A.C. 5:80-26.10, Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.
- (6) Capital expenditures for non-cosmetic replacement of items of property or improvement to property that do not affect the maximum sale price will be factored into calculating a reduction to the recapture amount pursuant to N.J.A.C. 5:80-26.6(c)(1) and 5:80-26.10(c).

N. Buyer income eligibility.

- (1) Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.8, as may be amended and supplemented, such that very-low-income ownership units shall be reserved for households with a gross household income less than or equal to 30% of regional median income for Region 5, low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median income for Region 5 and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income for Region 5. In the event that there is an insufficient number of low-income household purchases to permit prompt occupancy, the Administrative Agent shall comply with N.J.A.C. 5:80-26.8(a),
- (2) The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a very-low-income household, low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly

housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35% of the household's certified monthly income. An Administrative Agent may exercise its discretion to approve a mortgage that exceeds 35% in accordance with the standards set forth in N.J.A.C. 5:80-26.8(b).

O. Limitations on indebtedness secured by ownership unit; subordination.

- (1) Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall submit to the Administrative Agent notice of intent to incur indebtedness, along with documentary support as determined by the Administrative Agent. The Owner may not incur any indebtedness unless and until the Administrative Agent has determined and confirmed in writing that the proposed indebtedness complies with the provisions of UHAC.
- (2) With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control periods for restricted rental units.

- (1) Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, and each restricted rental unit shall remain subject to affordability controls for a period of at least 40 years, until the municipality takes action to release the affordability controls in accordance with N.J.A.C. 5:80-26.12(e), subject to the following.
 - (a) Restricted rental units created as part of developments receiving 9% Low Income Housing Tax Credits must comply with a control period of not less than a thirty-year compliance period plus a fifteen-year extended use period.
 - (b) Any owner of a one-hundred percent affordable development comprised entirely of restricted rental units that does not participate in a State-administered preservation program may elect to extinguish the existing deed restriction beginning 30 years following the start of the deed restriction, regardless of original length, provided that the owner enters into a new deed restriction of at least 30 years and the owner has applied for and obtained a refinancing and/or has commenced an approved rehabilitation for the purpose of preservation.
 - (c) In the event that any restricted rental unit is occupied at the end of the control period after the Township releases the restricted unit, the affordability controls shall remain in effect until the date on which the occupant household vacates the rental unit or in the event that the occupant household's household income exceeds 80% of the regional median income for Region 5 the later of either the next scheduled lease renewal or 60 days after confirming the household income exceeds 80%.
- (2) Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
- (3) Deeds of all real property that include restricted rental units shall contain deed restriction language set forth in Appendix E of UHAC and shall comply with the requirements of UHAC. The deed restriction shall have priority over all mortgages on the property, and

the deed restriction shall be filed by the developer or seller with the records office of the County of Gloucester. A copy of the filed document shall be provided to the Administrative Agent and Municipal Housing Liaison within 30 days of the receipt of a certificate of occupancy. If the recorded deed is not provided to the Administrative Agent and the Municipal Housing Liaison within 30 days of receipt of the certificate of occupancy, the Administrative Agent shall send a notice to the developer or seller providing a 30-day cure period. If the deed restriction is not recorded within the cure period, the Administrative Agent shall record the deed restriction with the records office of the County of Gloucester on notice to the developer or seller, and the Municipal Housing Liaison, and may bill the seller for reasonable costs associated therewith. No seller or buyer of a restricted unit shall be excused from adhering to the requirements of UHAC and this Chapter despite failure to record the deed restriction.

- (4) A restricted rental unit shall remain subject to the affordability controls of this chapter, despite the occurrence of any of the following events:
 - (a) Sublease or assignment of the lease of the unit;
 - (b) Sale or other voluntary transfer of the ownership of the unit; or
 - (c) The entry and enforcement of any judgment of foreclosure or grant of a deed in lieu of foreclosure.
- (5) All rental units shall be required to obtain a continuing certificate of occupancy or a certified statement from the building inspector stating that the unit meets all code standards upon each new tenant, except where a certificate of occupancy or a continuing certificate of occupancy has been issued in the preceding two years.

Q. Price restrictions for rental units; leases.

- (1) A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. The lease must specify which tenant-paid utilities are included in the utility allowance and include the most recent chart at the time of lease-up approved by DCA for its Section 8 program. The allowance for utilities must be consistent with utility allowance approved by DCA for its Section 8 program. All lease provisions must comply with applicable law.
- (2) A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent and the Municipal Housing Liaison within 10 business days of execution.
- (3) The Administrative Agent shall set the initial rent for a restricted rental unit in accordance with UHAC and this Chapter. No additional fees, operating costs, or charges shall be added to the approved rent (except in the case of units in assisted living residences, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
- (4) Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this chapter.

R. Tenant income eligibility.

- (1) Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - (a) Very-low-income units shall be reserved for households with a gross household income less than or equal to 30% of median income for Region 5.
 - (b) Low-income units shall be reserved for households with a gross household income less than or equal to 50% of median income for Region 5.
 - (c) Moderate-income rental units shall be reserved for households with a gross household income less than 80% of median income for Region 5.
 - (2) The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very-low-income household, low-income household or a moderate-income household, as applicable to the restricted unit, and the rent proposed for the restricted unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - (a) The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - (b) The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - (c) The household is currently in substandard or overcrowded living conditions;
 - (d) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - (e) The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
 - (3) The applicant shall file documentation sufficient to establish the existence of the circumstances in Subsection **R(2)(a)** through **(e)** above with the Administrative Agent, who shall counsel the household on budgeting.
- S. Additional Requirements for Restricted Rental Units. An owner of any development containing restricted rental units shall comply with the requirements of N.J.A.C. 5:80-26.19(e). All restricted rental units shall be occupied within a reasonable amount of time from issuance of the original certificate of occupancy and be re-leased within a reasonable amount of time upon the vacating of the restricted unit by a tenant. A reasonable amount of time shall be presumptively 60 days, unless otherwise set forth in N.J.A.C. 5:80-26.19(f).
- T. Conversions. Each affordable housing unit created through the conversion of a nonresidential structure shall be considered a new housing unit and shall be subject to the affordability controls for a new housing unit.
- U. Alternative living arrangements. The administration of an alternative living arrangement shall be in compliance with the contract or regulations of the governmental entity having regulatory

authority over the dwelling unit.

- (1) The service provider for the alternative living arrangement shall act as the Administrative Agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement. The service provider shall report information to the Municipal Housing Liaison, upon request, in order to allow the Municipal Housing Liaison to comply with the reporting requirements of the Act and the Fair Housing Act Regulations.

§ 67-4. Existing Restricted Units.

- A. Any restricted unit that, prior to the adoption of the amendments to the UHAC Rules on December 19, 2024: (1) received substantive certification from former the Council on Affordable Housing; (2) was part of a judgment of compliance from a court of competent jurisdiction; (3) became subject to a grant agreement or other contract with the State, or political subdivision hereof, or the Township shall be subject to the UHAC regulations that were in effect prior to December 19, 2024 or other affordability controls that were imposed on the restricted unit at the time of its creation.
- B. Extension of Expiring Controls. The Township reserves the right to extend any affordability controls upon providing notice and making the payment required in N.J.A.C. 5:80-26.12(f). In the event that Galloway Township or the municipal housing liaison notifies any developer or owner that it intends to extend the affordability controls applicable to any restricted unit, the payment made by the Township shall be used to rehabilitate the restricted unit.
- C. Maintenance of Restricted Units. All rental units, regardless of when they were created, shall be required to obtain a continuing certificate of occupancy or a certified statement from the building inspector stating that the unit meets all code standards upon each new tenant, except where a certificate of occupancy or a continuing certificate of occupancy has been issued in the preceding two years. All ownership units, regardless of when they were created, shall be required to obtain a continuing certificate of occupancy or a certified statement from the building inspector stating that the unit meets all code standards upon the first transfer of title that follows the expiration of the applicable minimum control period.

§ 67-5. Municipal Housing Liaison.

- A. The position of Municipal Housing Liaison for the Township of Harrison is hereby established. The Municipal Housing Liaison shall be appointed by duly adopted resolution of the Mayor and Township Committee.
- B. The Municipal Housing Liaison must be either a full-time or part-time employee of the Township of Harrison.
- C. The Municipal Housing Liaison must meet the requirements for qualifications, including initial and periodic training found in UHAC and the Fair Housing Act Regulations.
- D. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Township of Harrison, including the following responsibilities which may not be contracted out to the Administrative Agent:

- (1) Serving as the municipality's primary point of contact for all inquiries from the state, affordable housing providers, Administrative Agents and interested households;
- (2) Overseeing the implementation of the Affirmative Marketing Plan and affordability controls by the administrative agents, or if no administrative agent is selected for a restricted unit, the implementation of the Affirmative Marketing Plan and affordability controls.
- (3) When applicable, supervising any contracting Administrative Agent.
- (4) Monitoring the status of all restricted units in the Township of Harrison's Fair Share Plan;
- (5) Compiling, verifying and submitting annual reports as required by the Act, UHAC or the Fair Housing Act Regulations;
- (6) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
- (7) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the DCA.

§ 67-5. Administrative Agent.

- A. The Township shall designate by resolution of the Mayor and Township Committee one or more Administrative Agents to administer newly constructed restricted units in accordance with N.J.A.C. 5:99-7.1 to 5:99:7.5 and UHAC. All Administrative Agents shall attend all training and satisfy all other educational requirements set forth in UHAC that is applicable to an Administrative Agent and shall submit proof of compliance therewith annually on or before December 31, to the Municipal Housing Liaison. In the event that any owner or developer wishes to change Administrative Agents, any such change shall be in accordance with N.J.A.C. 5:80-26.18.
- B. An operating manual shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body. The operating manuals shall be available for public inspection in the Office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
- C. The Administrative Agent shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC and which are described in full detail in the operating manual, including those set forth in N.J.A.C. 5:80-26.15, 17 and 19 thereof, and N.J.A.C. 5:99-7.1 and 7.2, which includes, but is not limited to:
 - (1) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the DCA;
 - (2) Affirmative marketing;
 - (3) Household certification;
 - (4) Affordability controls;
 - (5) Records retention;
 - (6) Resale and re-rental;

- (7) Processing requests from restricted unit owners or renters of restricted units;
- (8) Preparing and submitting all reports and other documents required to be prepared under this Chapter, UHAC, the Act or the Operations Manual, and any report requested by the Municipal Housing Liaison; and
- (9) Enforcement, although the ultimate responsibility for retaining controls on the restricted units rests with the municipality.
- (10) The Administrative Agent shall notify the Municipal Housing Liaison in writing of a violation of any of the regulations governing the restricted unit by an owner, developer or tenant, including a violation of this Chapter, UHAC the Act or the Fair Housing Act Regulations, within five (5) business days of the occurrence. Following submission of a notice of violation, the Administrative Agent shall provide the Municipal Housing Liaison with monthly reports of the status of all violations until the violation(s) have been resolved. The Administrative Agent shall, as delegated by the Mayor and Township Committee, have the authority to take all actions necessary and appropriate to carry out its responsibilities, hereunder.
- (11) Reports. The Administrative Agent shall provide all reports required to be provided by an administrative agent under UHAC or the Fair Housing Act Regulations or this Chapter. At a minimum, the Administrative Agent shall provide the following written reports to the Municipal Housing Liaison.
 - (a) Initial Occupancy Report. For each newly created restricted unit, the Administrative Agent shall provide a written report setting forth, for each restricted unit:
 - (i) the date of the initial occupancy;
 - (ii) the amount of the sales price or rent charged;
 - (iii) the amount of all other fees charged, including but not limited to pet fees, condominium fees, and parking fees;
 - (iv) the name(s) of the initial occupants and their household certifications; and
 - (v) A certification from the Administrative Agent, certifying as to the accuracy of the information contained in the initial occupancy report.

The Administrative Agent shall update the initial occupancy report quarterly until an initial occupant has been identified for all of the restricted units within a newly constructed affordable development and an occupancy Report has been provided to the Municipal Housing Liaison. Quarterly reports shall be due on January 1, April 1, July 1, and October 1 of each year that an initial occupancy report is required to be provided.

- (b) Semi-Annual Reports. The administrative agent shall provide a written report semi-annually to the Municipal Housing Liaison which shall contain all of the information required to be reported by the municipality pursuant to *N.J.S.A. 52:27D-329.4(a)* and (b) and *N.J.A.C. 5:99-5.3*, as it relates to an affordable development and/or a restricted unit. The semi-annual report shall be due on June 30, and December 31 of each year so long as the restricted unit remains subject to affordability controls.
- (c) Upon request from the Municipal Housing Liaison, the administrative agent shall

promptly provide access to all information, books and records regarding all marketing, leasing and administration activities relating to the restricted units.

§ 67-6. Enforcement of affordable housing regulations.

- A. Upon the occurrence of a violation of any of the regulations governing the restricted unit by an owner, developer or tenant, or Administrative Agent, the Township shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an owner, developer or tenant of a very-low-income unit, low-income unit, or moderate-income unit, and if applicable, the Administrative Agent, and advising the owner, developer or tenant, and if applicable, the Administrative Agent, of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant, and if applicable, the Administrative Agent, for any violation that remains uncured for a period of 60 days after service of the written notice:
 - (1) The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 and/or N.J.S.A. 52:27D-321(i)(4) alleging a violation, or violations, of the regulations governing the restricted housing unit. If the owner, developer or tenant, or the Administrative Agent, is found by the court to have violated any provision of the regulations governing affordable housing units, including but not limited to this Chapter, UHAC, the Act or the Fair Housing Act Regulations, the owner, developer or tenant, or the Administrative Agent shall be subject to one or more of the following penalties, at the discretion of the court:
 - (a) A fine of not more than \$1,250 or the maximum allowed by law or imprisonment for a period not to exceed 90 days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - (b) In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing restricted units, payment into the Township of Harrison Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - (c) In the case of an owner who has rented his or her restricted unit in violation of the regulations governing restricted units, payment of an innocent tenant's reasonable relocation costs, as determined by the court; and payment into the Township of Galloway Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - (d) Injunctive relief to prevent continued violation;
 - (e) Any other penalty or remedy allowed by law or equity.
 - (2) An owner, developer or manager of a property shall be found in violation of UHAC, including by keeping a restricted unit vacant, shall be subject to the penalties set forth in

N.J.A.C. 5:80-26.19(f).

- C. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the restricted unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the very-low-income unit, low-income unit and moderate-income unit.
- (1) Any judgment of foreclosure entered pursuant to this Chapter, UHAC, or the Act, shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the very-low-income unit, low-income unit and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale. The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon very-low-income unit, low-income unit and moderate-income unit. The excess, if any, shall be applied to reimburse the Township for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the Township in full as aforesaid, the violating owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the Township for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the Township for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Township, whether such balance shall be paid to the owner or forfeited to the Township.
 - (2) Foreclosure by the municipality due to violation of the regulations governing restricted units shall not extinguish the restrictions of the regulations governing restricted units as the same apply to the very-low-income unit, low-income unit and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the restricted unit, including but not limited to this Chapter, the Act and UHAC. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - (3) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the very-low-income unit, low-income unit, and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the very-low-income unit, low-income unit and moderate-income unit could have been sold under the terms of the regulations governing restricted units, including but not limited to this Chapter, the Act and UHAC. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.

- (4) Failure of the very-low-income unit, low-income unit and moderate-income unit to be either sold at the Sheriff's sale or acquired by the Township shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the Township, with such offer to purchase being equal to the maximum resale price of the very-low-income unit, low-income and moderate-income unit as permitted by the regulations governing restricted units, including but not limited to this Chapter, the Act and UHAC.
- (5) The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing restricted units, including but not limited to this Chapter, the Act and UHAC, until such time as title is conveyed from the owner.

§ 67-7. Appeals.

Appeals from all decisions of an Administrative Agent designated pursuant to this chapter shall be filed in writing with the Municipal Housing Liaison. A decision of the Municipal Housing Liaison may be appealed to the Division of Local Planning Services in the DCA in accordance with N.J.A.C. 5:80-26.20

ORDINANCE NO. -2025**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 225, “ZONING” OF THE TOWNSHIP CODE REGARDING TO ELIMINATE REFERENCES TO COUNCIL ON AFFORDABLE HOUSING (COAH), COAH REGULATIONS AND GROWTH SHARE PROVISIONS**

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 previously adopted various provisions of Chapter 225, entitled “Zoning,” of the Township Code, which includes a reference to COAH, former regulations adopted by COAH and “growth share” methodology that were invalidated the Court in In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013); and

WHEREAS, since COAH has been abolished, Section 322-21, and the growth share methodology has been invalidated, various sections of Chapter 225, entitled “Zoning,” of the Township Code, must be updated to eliminate references to COAH, COAH regulations and to growth share; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township of Harrison to amend portions of Chapter 225, entitled “Zoning,” of the Township Code, to eliminate references to COAH, COAH regulations and to growth share.

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 Section 225-3, “Definitions and word usage”, of Article I “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison to replace the following definitions:

INCLUSIONARY DEVELOPMENT

A residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of very-low income households, low-income households and moderate- income households.

2. The Township hereby amends subsection A. of Section 225-3, “Definitions and word usage”, of Article I “General Provisions” of Chapter 225, “Zoning” of the Code of the Township of Harrison to add the following sentence to Subsection A:

Whenever the provisions of the provisions of this Chapter 225 include provisions relating affordable housing or housing units that is affordable to very-low-income households, low-income households and/or moderate-income households, the definitions set forth in Chapter 67, “Affordable Housing,” shall apply.

3. The Township hereby amends subsection A, J and K of Section 225-13, “R-4 Special Residential District”, of Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to replace subsections A, J and K in their entirety with the following:

A. The purpose of this section is to further the health, safety, and public welfare with particular provision for affordable units within inclusionary developments within this district in order to provide an opportunity for housing affordable to very-low-income households, low-income households and moderate-income households, in accordance with the Fair Housing Act.

...

J. Additional provisions. No application for development for an R-4 Special Residential use shall be approved by the Joint Land Use Board unless the following criteria have been satisfied:

- (1) The development shall be located on a tract which is designed for inclusionary development in the Housing Element and Fair Share Plan.
- (2) All affordable units shall be deed restricted with a document confirming to the uniform deed restrictions set forth in the applicable UHAC regulations. A copy of the proposed deed restrictions shall be submitted to the Joint Land Use Board for approval.
- (3) The developer of an inclusionary development shall submit, for approval by the Joint Land Use Board, a program for the affirmative marketing, screening, certifying and selection of households to occupy the affordable units, which such plan shall comply with the applicable UHAC regulations. The developer shall be responsible for the costs of the affirmative marketing and advertising for affordable units, and this shall be a condition of approval.
- (4) All inclusionary developments that are subject to the current subject to the UHAC regulations that were in effect prior to December 19, 2024 shall comply with the following construction phasing:
 - (i) No affordable units need to be provided until the first 25% of the total number of market-rate units are completed.
 - (ii) Ten percent (10%) of the required affordable units must be completed before a building permit will be issued for 25% +1 of the market rate units.
 - (iii) Fifty percent (50%) of the affordable units must be completed before a building permit will be issued for 50% +1 of the market rate units.
 - (iv) Seventy-five percent (75%) of the affordable units must be completed before a building permit will be issued for 75% +1 of the market rate units.
 - (v) All affordable units must be constructed before a building permit will be issued for 90% +1 of the market rate units.

K. Any development or affordable unit that, prior to December 19, 2024, was part of a judgment of compliance from a court of competent jurisdiction or became subject to a grant agreement or other contract with either the State or the Township, shall be subject to the UHAC regulations that were in effect prior to December 19, 2024, as well as the terms of the judgment of

compliance, the grant agreement or other applicable contract. All other developments and affordable units shall be subject to the current UHAC regulations. All inclusionary developments that are subject to the current UHAC regulations shall also comply with all requirements of Chapter 67, “Affordable Housing” of the Township Code.

4. The Township hereby amends subsections A., L and M of Section 225-14, “R-7 Special Residential District,” of Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to subsections A, L and M in their entirety with the following:

A. Purpose. The purpose of this section is to implement the Settlement Agreement of Litigation (hereafter “settlement agreement”) in the matter of Leigh Court Limited Partnership of Township of Harrison (Mount Laurel), Docket No. GLO-L-1445-97, and CDB Development, Inc. v. Planning Board of the Township of Harrison, Docket No. GLO-L-1831-00, approved by the Superior Court of New Jersey, and is intended to be read consistent therewith. Consistent with the settlement agreement, the purpose of this zone district is to provide for the construction of single-family detached dwellings and to create a realistic opportunity for the construction of affordable units to be counted towards the affordable housing obligations of the Township of Harrison under the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.), the settlement agreement and the Mount Laurel Doctrine.

...

L. Set-aside of housing affordable to low- and moderate-income households: 15% of the total units developed on the tract shall be for low-income households and moderate-income households, as defined N.J.A.C. 5:80-26.2 of the Uniform Housing Affordability Controls that were in effect prior to December 19, 2024. At the discretion of the developer, the developer may make a payment to the Township’s Affordable Housing Trust Fund for affordable housing purposes in lieu of construing the affordable units on site. The in-lieu payment shall be a minimum of \$25,000 per affordable unit.

K. Affordable housing regulations. The required affordable housing, if developed on site, shall be developed in accordance the former regulations previously set forth in the now repealed N.J.A.C. 5:93, including requirements on split between low- and moderate-income units, bedroom distribution, range of affordability, rents of units, affirmative marketing, affordability controls, and construction phasing with the market-rate units developed on the tract.

5. The Township hereby amends subsection A. of Section 225-15.1, “R-8 Special Residential District,” of Article II “Residential Districts” of Chapter 225, “Zoning” of the Code of the Township of Harrison to subsection A in their entirety with the following:

- A. Purpose: to provide for a diversity of housing options in the Township and to provide affordable housing options consistent with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. and Chapter 67, “Affordable Housing” of the Township Code, and in conformance with the Fair Share Housing Center 2021 settlement agreement, in declaratory judgment matter entitled, In the Matter of the Application of the Township of Harrison in Gloucester County, Docket No. GLO-L-908-15.

6. The Township hereby amends subsections A. of Section 225-68.1, “Purpose; general provisions; permitted uses,” of Article VIIA “Supportive Special Needs Housing (SSHN) Overlay District,” of Chapter 225, “Zoning” of the Code of the Township of Harrison to subsection A in their entirety with the following:

- A. Purpose: to provide for a diversity of housing options in the Township and to provide supportive housing to adults with special needs, and to provide housing options consistent with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. and Chapter 67, “Affordable Housing” of the Township Code, and in conformance with the Fair Share Housing Center 2021 settlement agreement, in declaratory judgment matter entitled, In the Matter of the Application of the Township of Harrison in Gloucester County, Docket No. GLO-L-908-15.

7. The Township hereby deletes in its entirety Article XV “Growth Share and Affordable Housing Provision,” of Chapter 225, “Zoning” of the Code of the Township of Harrison.

8. The Township hereby amends subsections A. and B. of Section 225-177, “Affordable housing requirements,” of Article XXV “Planned Village Center Overlay,” of Chapter 225, “Zoning” of the Code of the Township of Harrison to subsection A in their entirety with the following:

- A. Nonresidential. All nonresidential development shall be subject to and shall comply with the Statewide Non-Residential Development Fee Act, N.J.S.A. 40:55D-8.1, et seq.
- B. Residential: All residential developments shall provide a 25% set-aside of affordable units. The Township reserves the right to adjust the proportion passed upon appropriate economic/feasibility analysis.

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

10. 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.

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

ATTEST:

TOWNSHIP OF HARRISON

JULIE CUNDEY, Township Clerk

ADAM WINGATE, 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 _____, 202__, 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 _____, 202__.

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 _____, 202__.

JULIE CUNDEY, Township Clerk

*Township of Harrison, NJ
Thursday, June 5, 2025*

Chapter 67. Affordable Housing

§ 67-4. Municipal Housing Liaison.

- A. The position of Municipal Housing Liaison for the Township of Harrison is hereby established. The Municipal Housing Liaison shall be appointed by duly adopted resolution of the Township Mayor and Council and be subject to the approval by the Superior Court.
- B. The Municipal Housing Liaison must be either a full-time or part-time employee of the Township of Harrison.
- C. The Municipal Housing Liaison must meet the requirements for qualifications, including initial and periodic training found in N.J.A.C. 5:93.
- D. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Township of Harrison, including the following responsibilities which may not be contracted out to the Administrative Agent:
 - (1) Serving as the municipality's primary point of contact for all inquiries from the state, affordable housing providers, Administrative Agents and interested households;
 - (2) The implementation of the Affirmative Marketing Plan and affordability controls.
 - (3) When applicable, supervising any contracting Administrative Agent.
 - (4) Monitoring the status of all restricted units in the Township of Harrison's Fair Share Plan;
 - (5) Compiling, verifying and submitting annual reports as required by the Superior Court;
 - (6) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
 - (7) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Superior Court.

RESOLUTION NO. 18-2025

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, CONFIRMING APPOINTMENTS TO
VARIOUS TOWNSHIP POSITIONS FOR HARRISON TOWNSHIP**

WHEREAS, each year, it is necessary to confirm and/or make appointments to various Township positions within the Township of Harrison; and

WHEREAS, it is the desire of the Harrison Township Committee to confirm and/or appoint the individuals identified on Exhibit "A", attached hereto, to the positions identified next to their names; and

WHEREAS, it is in the best of interest of the residents of Harrison Township to appoint the individuals identified on Exhibit. "A", attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Harrison in the County of Gloucester and State of New Jersey that the individuals identified on Exhibit "A", attached hereto, shall be appointed to the positions identified next to their names;

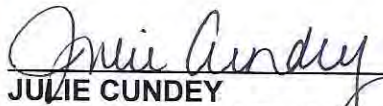
ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on January 2, 2025.

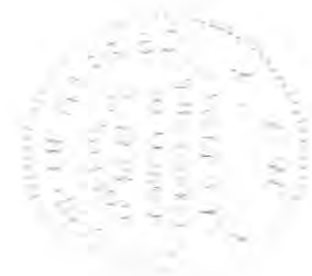
TOWNSHIP OF HARRISON

BY: 

MAYOR

ATTEST:


JULIE CUNDEY
Acting Municipal Clerk

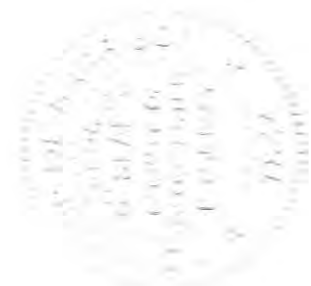


ROLL CALL VOTE				
COMMITTEE MEMBER	AYES	NAYS	ABSTAIN	ABSENT
Moore	✓			
French	✓			
Jacques	✓			
Coakley	✓			
Wingate	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, at a meeting held by the same on January 2, 2025, in the Harrison Township Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062.


JULIE CUNDEY
 Acting Municipal Clerk



RESOLUTION NO. 18-2025
EXHIBIT "A"

APPOINTMENT OF TOWNSHIP EMPLOYEES/OFFICIALS FOR 2025

NAME	POSTION
GINA BRUNOZZI	DEPUTY TAX COLLECTOR / SEWER CLERK
KAREN CRACKOVICH	ADMINISTRATIVE ASSISTANT – POLICE DEPARTMENT
DENNIS CHAMBERS	ADMINISTRATOR
DENNIS CHAMBERS	STORMWATER MANAGEMENT COORDINATOR
DENNIS CHAMBERS	JIF CONTACT PERSON
DENNIS CHAMBERS	JIF FUND COMMISSIONER
DENNIS CHAMBERS	SAFETY COORDINATOR
DENNIS CHAMBERS	DESIGNATED EMPLOYEE REPRESENTATIVE
DENNIS CHAMBERS	FLOOD PLAN COORDINATOR
SHARON CHEW	RECREATION COORDINATOR
JULIE CUNDEY	ACTING MUNICIPAL CLERK
JULIE CUNDEY	REGISTRAR
JULIE CUNDEY	BACK-UP DESIGNATED EMPLOYEE REPRESENTATIVE
STEVEN DAMICO	SUBSTITUTE PLUMBING INSPECTOR
PAUL DILLARD	SUBSTITUTE HOUSING OFFICER, PROPERTY MAINTENANCE OFFICER, CODE ENFORCEMENT OFFICER
ANTHONY DISIMONE	SUBSTITUTE BUILDING INSPECTOR
JOHN ECKLER	CONSTRUCTION OFFICIAL
JOHN ECKLER	BUILDING SUBCODE OFFICIAL
JOHN ECKLER	BUILDING INSPECTOR
RICHARD FALASCO	MECHANICAL AND PLUMBING INSPECTOR
RICHARD FALASCO	MECHANICAL AND PLUMBING SUBCODE OFFICIAL
RICHARD FALASCO	SUBSTITUTE BUILDING INSPECTOR
FABRIZIO FLAIANO	SUBSTITUTE PLUMBING INSPECTOR
GLEN FRANZIO	FIRE INSPECTOR
GLEN FRANZIO	FIRE SUBCODE OFFICIAL
SHAWN GLYNN	CHIEF FINANCIAL OFFICER
PATRICK HAGERTY	TAX COLLECTOR
RALPH JOHNSON	HOUSING OFFICER, PROPERTY MAINTENANCE OFFICER, CODE ENFORCEMENT OFFICER
JOHANNE KANAUSS	TECHNICAL ASSISTANT TO CONSTRUCTION OFFICIAL
JOHANNE KANAUSS	ZONING OFFICER
JOHANNE KANAUSS	BOARD OF HEALTH OFFICER
JOHANNE KANAUSS	ALTERNATE HOUSING OFFICER
ANITA MCCANN	ASSISTANT TECHNICAL ASSISTANT TO CONSTRUCTION OFFICIAL
MICHAEL MINNITI	SPECIAL LAW ENFORCEMENT OFFICER III
MICHAEL MOLLE	SPECIAL LAW ENFORCEMENT OFFICER III
KEVIN NASTASI	SPECIAL LAW ENFORCEMENT OFFICER III
JIM PRATA	SUBSTITUTE BUILDING INSPECTOR
AMANDA RAO	ASSISTANT TREASURER
MICHAEL RILEY	RECYCLING COORDINATOR
JOE RIZZUTO	ELECTRICAL SUBCODE OFFICIAL

JOE RIZZUTO	ELECTRICAL INSPECTOR
SHANNON SCHEMELIA	PUBLIC WORKS SECRETARY
SHANNON SCHEMELIA	CLAIMS COORDINATOR
KATHY SCHOOLS	DEPUTY MUNICIPAL CLERK, TAX CLERK
KATHY SCHOOLS	DEPUTY REGISTRAR
KATHY SCHOOLS	JIF CONTACT PERSON
KATHY SCHOOLS	ALTERNATE JIF FUND COMMISSIONER
DONNA SCHWAGER	MUNICIPAL HOUSING LIAISON
DONNA SCHWAGER	COMMUNITY DEVELOPMENT BLOCK GRANT REPRESENTATIVE
DONNA SCHWAGER	JOINT LAND USE BOARD SECRETARY
WILLIAM STOMS	WWTP SUPERINTENDENT
DEBBIE WAGNER	SR. ACTIVITIES COORDINATOR

RESOLUTION NO. ____-2025**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE
TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,
ADOPTING AN AMENDED AFFIRMATIVE MARKETING PLAN**

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.A.C. 5:80-26.16 requires that municipalities adopt an affirmative marketing plan for the affirmative marketing of affordable housing units in accordance with UHAC requirements; and

WHEREAS, previously by way of Resolution No. 100-200, the Township adopted an Affirmative Marketing Plan for the affirmative marketing of affordable housing units; and

WHEREAS, the amendments to UHAC now necessitate amendment of the Affirmative Marketing Plan and the Township has determined that it is in the best interest of the Township of Harrison to adopt an amended Affirmative Marketing Plan.

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

1. The Township of Harrison hereby adopts the following affirmative marketing plan as the affordable housing affirmative marketing plan of the Township of Harrison.

AFFIRMATIVE MARKETING PLAN

- A. In accordance with the rules and regulations pursuant to N.J.A.C. 5:80-26.16 and the Fair Housing Act, Harrison Township adopts the following as an affirmative marketing plan. The definitions set forth in Chapter 67 of the Township Code shall be incorporated herein by reference.

- B. This affirmative marketing program is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age (except for "housing for older persons" as defined at N.J.S.A. 10:5.1 et seq. and age-restricted units as permitted by 42 U.S.C. § 3601 et seq.), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 5.50, to dwelling units which are being marketed by a developer or sponsor of an affordable development. The affirmative marketing plan is also intended to reach those potentially eligible persons who are least likely to apply for restricted units in Region 5 by attracting applications from eligible applicant-households in preparation for the random selection process. It is a continuing program that directs all marketing activities toward Region 5.

- C. The administrative agent is the person responsible to administer the affirmative marketing program. The administrative agent has the responsibility to income qualify very-low-income households, low-income households and moderate-income households; to place certified households in restricted units upon initial occupancy; to provide for the initial occupancy of restricted units with income-qualified certified households; to continue to qualify households for re-occupancy of restricted units as they become vacant during the period of affordability controls; to assist with outreach to very-low-income households, low-income households and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan, and to comply with UHAC.

- D. The Administrative Agent for each restricted unit shall provide or direct qualified very-low-income households, low-income households and moderate-income households who are applicants counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

- E. All developers of restricted units shall be required to assist in the marketing of the restricted units in their respective developments.

- F. All administrative agents and the Municipal Housing Liaison will comply with monitoring and reporting requirements of UHAC and Chapter 67 "Affordable Housing" of the Township Code. The developer, owner and/or administrative agent shall document and report the affirmative marketing of restricted units under their purview to the Municipal Housing Liaison, who shall ensure that developers, owners and administrative agents are marketing units in accordance with the provisions of N.J.A.C. 5:80-26.16, Chapter 67 and

this Affirmative Marketing Plan. The developer, owner or administrative agent shall also provide proof of compliance to the Municipal Housing Administrator.

G. All restricted units shall be marketed in accordance with the provisions herein.

- (1) This Affirmative Marketing Plan shall apply to all developments that contain or propose one or more restricted units and any future affordable developments that may occur. Unless otherwise required in N.J.A.C. 5:80-26.16, supportive housing units must comply with the affirmative marketing requirements of their respective sponsoring programs, where applicable.
- (2) The affirmative marketing process for available restricted units must begin at least four months prior to expected occupancy and may begin before construction commences. Affirmative marketing shall occur at least 120 days before the issuance of either temporary or permanent certificates of occupancy and shall until all restricted units are initially occupied and for as long as restricted units are deed restricted and occupancy or re-occupancy and/or purchasers of units continue to be necessary. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period that the restricted unit remains subject to affordability controls.
- (3) Advertising and outreach must take place during the first week of the affirmative marketing program and continue until all of the restricted units being brought to market at that time have been sold in the case of for-sale units or until enough applications from eligible households have been received to fill all of the restricted units plus two years of future re-rentals in the case of rental units. Applications must be accepted for no less than 45 days following the initial advertisement on the New Jersey Housing Resource Center, except for the resale of for-sale units, in which case, applications must be accepted for no less than 30 days. No lottery may be conducted while applications are still being accepted. The advertisement must include all of the information set forth in N.J.A.C. 5:80-26.16(h). All advertisements for restricted units shall contain, at a minimum, the following information:
 - a. Location of the restricted units;
 - b. Directions to the restricted units;
 - c. Range of prices and/or rental amounts for the restricted units;
 - d. The physical characteristic of the restricted units, including the unit type (i.e. family, age-restricted, or supportive), size of the restricted units, as measured in bedrooms and total square footage, and accessibility features;
 - e. Maximum income permitted to qualify for the restricted units;
 - f. Location of applications and the amount of the required application fee;
 - g. Business hours when interested households may obtain an application;
 - h. Application fees;
 - i. The number of restricted units, including the number of sale units and/or rental units;
 - j. The expected date the restricted units will be available;

- k. A description of the random selection method that will be used and the populations, if any, that will be given preference in the selection process pursuant to N.J.A.C. 50:80-26.17(k) and this Affirmative Marketing Plan; and
 - l. A phone number, email address, website address for the development, and the New Jersey Housing Resource Center information for the development.
- (4) In implementing the affirmative marketing program, the administrative agent for a restricted unit shall undertake affirmative marketing in accordance with this Section and shall utilize all of the following strategies:
- (a) Publication of at least one advertisement in a regional newspaper of general circulation within the housing region, and shall take the form of at least one press release and a paid display advertisement in the below newspapers the first week of the marketing program and each month thereafter until all units are leased or sold. Additional advertising and publicity shall be on an “as needed” basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent. All newspaper articles, announcements and requests for applications for restricted units shall appear in the following daily regional newspaper/publication:
 - [1] South Jersey Times.
 - [2] Courier Post.
 - (b) Post a listing of the available restricted units to the New Jersey Housing Resource Center, www.njhrc.gov, at least 60 days before the random selection process or within one day following the date the owner, developer, property manager, administrative agent or other administrative entity provides information regarding the application process to prospective applicants or solicits any applications from potential applicants through any other means pursuant to N.J.S.A. 52:27D-321.6.
 - (c) Within one business day of listing the restricted units on the New Jersey Housing Resource Center, notify the local Continuum of Care of any restricted units for individuals with special needs that are reserved for individuals and families that are homeless and of any permanent supportive housing rental units.
 - (d) Paid or unpaid targeted digital advertising targeting very-low-income households, low-income households and moderate-income households in Region 5 shall be posted on at least two (2) of the following social media websites and platforms where advertisements will be posted or linked:
 - [1] Facebook.
 - [2] Instagram.
 - [3] Snapchat.

[4] TikTok.

[5] X (formerly Twitter).

[6] LinkedIn.

[7] YouTube.

(e) The advertising must also be posted on the following websites:

[1] The Harrison Township website.

[2] The developer's or owner's website.

[3] If there be one, the website of the homeowner's association or condominium association.

[4] The website of the rental office.

(f) The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program:

[1] Harrison Municipal Building.

[2] Harrison Library.

[3] Developer's/Property Manager's sales/rental office.

[4] Gloucester County Administration Building.

[5] Burlington County Administration Building.

[6] Camden County Administration Building.

[7] Gloucester County Library (all branches).

[8] Burlington County Library (all branches).

[9] Camden County Library (all branches).

The developer or administrative agent shall document and report the affirmative marketing plan for the units under their purview to the Municipal Housing Liaison, who shall ensure that developers, owners and administrative agents are marketing units in accordance with the provisions of N.J.A.C. 5:80-26.16, N.J.S.A. 52:27D-321.3 and this Affirmative Marketing Plan. The developer, owner or administrative agent shall also provide proof of publication to the Municipal Housing Administrator.

(g) Applications and advertisements shall be mailed by the Administrative Agency to prospective applicants upon request and to the following community contact person(s) and/or organizations(s) that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region:

- [1] Habitat for Humanity.
- [2] Houses of worship.
- [3] Fair Share Housing Center.
- [4] Gloucester County NAACP.
- [5] Willingboro County NAACP.
- [6] Camden County NAACP.
- [7] The New Jersey State Conference of the NAACP.
- [8] Latino Action Network.
- [9] New Jersey Supportive Housing Association.

(h) Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

- [1] Camden County Board of Realtors.
- [2] Burlington County Board of Realtors.
- [3] Gloucester County Board of Realtors.

- (5) The Township's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Gloucester, Burlington, and Camden Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.
- (6) The Township's Administrative Agent shall develop, maintain and update a list of major employers in Gloucester, Burlington, and Camden Counties that will aid in the affirmative marketing program.
- (7) A random selection method to select occupants of low- and moderate-income housing will be used by the Municipal Housing Liaison, in conformance with N.J.A.C. 5:80-26.17(k). If the Township hereby adopts the occupancy preferences which shall be utilized as part of the random selection process:
 - (a) If authorized in the site plan and/or subdivision approval for the development, a preference of up to 50 percent of the restricted units in said development for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311(j);
 - (b) A preference for very-low-income households, low-income households, and moderate-income households that reside or work in Region 6;
 - (c) Subordinate to the regional preference, a preference for very-low-, low-, and moderate-income households that reside or work in New Jersey; and

- (d) If authorized in a redevelopment plan, with respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-households, low-households, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.

H. The Administrative Agent for each restricted unit shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very-low-income households, low-income households and moderate income households; to place income eligible households in very-low-income units, low-income units and moderate income units upon initial occupancy; to provide for the initial occupancy of very-low-income units, low-income units and moderate income units with income qualified households; to continue to qualify households for re-occupancy of restricted units as they become vacant during the period of affordability controls; to assist with outreach to very-low-income households, low-income households and moderate income households; and to enforce the terms of the deed restriction-and mortgage loan in accordance with UHAC.

I. All of the costs of advertising and affirmatively marketing restricted unit(s) shall be borne by the developers/sellers/owners of restricted unit(s).

2. All previously adopted Affirmative Marketing Plans are hereby repealed and replaced with this Affirmative Marketing Plan.

3. The appropriate Township officials, staff and professionals are authorized and directed to take all actions required to implement the terms of this Resolution.

4. This Resolution shall take effect pursuant to law.

ADOPTED at a regular meeting of the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey held on _____.

TOWNSHIP OF HARRISON

ADAM WINGATE, MAYOR

ATTEST:

JULIE CUNDEY, MUNICIPAL CLERK