

ORDINANCE NO. 19-2020

AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 225
ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF HARRISON

WHEREAS, the Mayor and Committee, Township of Harrison, have determined that amendments to Chapter 225 entitled "Zoning", Article II entitled "Residential Districts", are necessary; and

WHEREAS, in all other respects Chapter 225 entitled "Zoning" shall remain in full force and effect;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, and it is hereby enacted and ordained by the authority of same as follows:

Section 1.

§225-18.1 entitled "C-55 Flexible Planned Industrial-Commercial District" shall be amended as follows:

B. General district regulations.

2. Location of the C-55 Zone:

(a) Those lands located to the east of Route 55 encompassing the following parcels:

[1] Block 4, Lots 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, and 16.

(b) These tracts of land to be developed shall be located adjacent to or readily accessible from existing or planned major regional highways or limited access highways.

~~(c) The existing C-55 Flexible Planned Industrial-Commercial District shall be expanded to apply to the following parcels of land identified upon the Tax Map of the Township of Harrison:~~

~~[1] (Reserved)~~

~~[2] (Reserved)~~

~~[3] Block 46, Lots 1, 2, 3, 3.01, 3.02, 3.03, 3.04, 3.04 (M01), 3.04 (M02), 3.04 (M03), 3.05, 3.06, 4.02, 4.03,~~

~~4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 5 and 5.01.~~

~~[4] Block 46.01, Lots 1, 2, and 3.~~

~~[5] Block 46.02, Lots 1, 2, 3, 4, 5, 6, and 7.~~

~~[6] Block 47, Lots 1, 2, 3, 3.01, 4, 5, 5.01, 5.02, 5.03 and 5.04.~~

D. Permitted conditional uses. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner what will minimize the impact upon adjacent properties and will conform with the additional standards provided herein.

(1) Gasoline station. A gasoline station, provided that it meets the requirements of § 225-17D (3) and (4) of the Codified Ordinances of the Township of Harrison.

(2) Convenience store. A convenience store, provided that it meets the requirements of this conditional use as set forth in

§§ 225-17D (1) and (2) of the Codified Ordinances of the Township of Harrison.

~~(3) — Medical marijuana uses. Medical marijuana uses, as defined by the following and limited to medical marijuana academic clinical research centers, medical marijuana dispensaries, medical marijuana indoor cultivation facilities, medical marijuana production facilities, medical marijuana storage facilities, and medical marijuana transport and delivery vehicle offices.~~

~~(a) — Medical marijuana uses shall be conditionally permitted on the following parcels: Block 46, Lots 2, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 5, and 5.01; Block 46.01, Lots 1, 2, and 3; and Block 46.02, Lots 1, 2, 3, 4, 5, 6, and 7.~~

~~(b) — Medical marijuana dispensaries, indoor cultivation facilities, production facilities, storage facilities, and transport and delivery vehicle offices may be combined on the same site or within the same building.~~

~~(c) — Medical marijuana uses may not locate within 1,000 feet of the property line of a public, private, or parochial school or day-care center.~~

~~(d) — Medical marijuana uses are not permitted on any site that abuts a residential district. A minimum fifty-foot planted buffer is required along all other property lines.~~

~~(e) — Area, setback, and coverage requirements:~~

~~[1] Minimum setback from a tract perimeter: 75 feet.~~

~~[2] Minimum parking or paved area setback from all property lines: 25 feet.~~

~~[3] — Maximum building coverage shall not exceed 50%.~~

~~[4] Maximum impervious coverage shall not exceed 80%.~~

~~(f) — Parking, loading, and access:~~

~~[1] — Parking requirements for medical marijuana uses shall conform to the following regulations provided in Article XII, Off-Street Parking, Loading and Bicycle Parking Regulations:~~

~~[a] — Academic clinical research centers shall follow the standards for institutions, and/or as listed for colleges, universities, technical or fine arts schools, as appropriate.~~

~~[b] — Medical marijuana dispensaries shall follow the standards for medical and dental offices, including outpatient clinics.~~

~~[c] — Indoor cultivation facilities, medical marijuana production facilities, medical marijuana transport vehicle service offices, and storage facilities shall follow the standards for wholesale establishments/industrial buildings.~~

~~[2] — Truck parking is permitted as an accessory use for all medical marijuana uses.~~

~~[3] — Parking stalls shall be nine feet by 18 feet. For truck parking, stalls shall be a minimum of 12 feet by 55 feet.~~

~~[4] — Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed it should be from within a secure environment.~~

~~[5] — Entrances and driveways must be designed to accommodate the anticipated vehicles used to enter and exit the premises.~~

~~(g) — Medical marijuana academic clinical research centers shall be permitted on the condition that they comply with all New Jersey state laws regulating the research of medical marijuana.~~

~~(h) — Medical marijuana academic clinical research centers may only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features.~~

- ~~(i) Medical marijuana dispensaries shall be legally registered in the State of New Jersey and possess a current valid medical marijuana permit from the Department of Health.~~
- ~~(j) A medical marijuana dispensary shall be a maximum of 5,000 square feet, of which no more than 20% may be used for secure storage of product.~~
- ~~(k) Medical marijuana dispensaries shall be a minimum distance of 1,000 feet from the next nearest medical marijuana dispensary within the same jurisdiction. This separation of distance does not apply to the distance between the dispensary and complementing or supporting businesses.~~
- ~~(l) Facilities for indoor cultivation or production of medical marijuana must be in indoor, enclosed, and secure buildings, which include electronic locking systems, electronic surveillance and other features required. Indoor cultivation or production facilities shall not be located in a trailer, cargo container, mobile unit, mobile home, recreational vehicle or other motor vehicle.~~
- ~~(m) The maximum floor area of a medical marijuana indoor cultivation or production facility shall be limited to 100,000 square feet, of which sufficient space must be set aside for secure storage of marijuana seeds, related finished product, and marijuana-related materials used in production or for required laboratory testing.~~
- ~~(n) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing or testing occurs.~~
- ~~(o) Facilities that grow, process, or store medical marijuana shall meet industry best practices for odor control. Medical marijuana uses are exempt from the odor performance standards found in § 225-18.1H (3).~~
- ~~(p) Marijuana remnants and byproducts from indoor cultivation or production facilities shall be secured and properly disposed of and shall not be placed within any~~

~~unsecure exterior refuse containers.~~

- ~~(q) Medical marijuana growers/processors shall provide only wholesale products to other medical marijuana facilities. Retail sales and dispensing of medical marijuana and related products is prohibited at medical marijuana indoor cultivation and production facilities. This shall not be interpreted as prohibiting retail sales from a licensed medical marijuana dispensary that is on the same site or within the same building as an indoor cultivation or processing facility.~~
- ~~(r) Green building design techniques are required to reduce the energy consumption and heat generation associated with medical marijuana indoor cultivation and production facilities, which are using systems such as hydroponics to grow marijuana indoors. These techniques may include, but are not limited to: solar screening, green or vegetative roofs, highly reflective and emissive roofing material, greywater or condensate reclamation systems, and light emitting diode (LED) lighting. These techniques shall be designed to the satisfaction of the Planning Board.~~
- ~~(s) Medical marijuana indoor cultivation and production facilities are required to use renewable energy sources, such as solar or wind, to offset the substantial energy production requirements of systems such as hydroponics used to grow marijuana indoors. The renewable energy source does not need to be located on-site.~~
- ~~(t) A traffic impact study is required where the medical marijuana transport and delivery vehicle office is operated.~~
- ~~(u) All accesses to medical marijuana transport and delivery vehicle offices or storage facilities must secure the appropriate highway occupancy permit (state, county and/or Township).~~
- ~~(v) For transport and delivery vehicle offices where, medical marijuana is temporarily stored, the building must be secured to the same level as a medical marijuana indoor~~

~~cultivation facility, production facility, or dispensary.~~

Section 2.

A new Subsection §225-18.1.2 entitled "C-57 Special Gateway District" shall be added as follows:

A. Specific intent. The intent of the C-57 Special Gateway District is to encourage commercial development in harmony with the land use needs of the western edge of the Township. The C-57 Special Gateway District will ensure that the permitted uses and built character remain substantially similar to the existing zoning while also allowing for additional continued economic growth.

B. General district regulations.

- (1) Unified plan: Development in a Special Gateway District shall consist of unified, harmonious grouping of buildings, services, parking areas, buffer areas, and drainage areas where required, and landscaped open space, planned and designed as an integrated unit.
- (2) Individual buildings are limited to a maximum of 20,000 square feet per development lot.
- (3) The following parcels of land identified upon the Tax Map of the Township of Harrison will be classified under the C-57 Special Gateway District:
 - (a) Block 46, Lots 1, 2, 3, 3.01, 3.02, 3.03, 3.04, 3.04 (M01), 3.04 (M02), 3.04 (M03), 3.05, 3.06, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 5 and 5.01.
 - (b) Block 46.01, Lots 1, 2, and 3.
 - (c) Block 46.02, Lots 1, 2, 3, 4, 5, 6, and 7.
 - (d) Block 47, Lots 1, 2, 3, 3.01, 4, 5, 5.01, 5.02, 5.03
- (4) General development plan. An application for development shall be accompanied by a plan or plans, meeting the requirements of N.J.S.A. 40:55D-45.2 at a scale no less than one-inch equals 200 feet.
- (5) Municipal development agreement. The development of a Special Gateway District shall be executed in stages according to a phasing plan submitted by the applicant and approved by the Planning Board. The phasing plan shall be executed in accordance with a municipal development agreement. The landowners, developer, and Township shall enter into the agreement embodying all details regarding compliance with this article to assure binding nature thereof for the overall tract and its development. The agreement shall be in the recordable form and shall be so filed, at applicant's

expense, with the county recording officer.

- (6) Sewer and water facilities which shall include both septic and well water facilities. All buildings and uses within the Special Gateway District shall be served by public or private (where permitted by the municipality) sanitary and water facilities. Such facilities shall be subject to the approval of applicable agencies which may have jurisdiction over such development. An application for a Special Gateway District Center shall include a sworn statement from applicant or applicants stating the estimated demands of the proposal for all water, septic/sewer facilities and from the appropriate source, stating the availability of such capacity or lack thereof. Such statement shall also include the estimated timetable for the use of such water and septic/sewer, and a certification reflecting preliminary approval from the sources of such water/septic/sewer. In addition, under general district regulations, this section provides specific permitted uses, accessory uses, and combines additional uses with permitted uses, which are planned to eliminate conditional use provisions, and providing for specific rightful uses of the identified lands.

C. Permitted uses. A lot may be used or occupied for any one of the following purposes, or for a combination of the following purposes, as long as any proposed combination of uses upon the lot is set forth within a unified and planned site design consistent with these ordinances. The following uses are split into two categories, defined herein as either "Commercial" or "Industrial" for the purposes of attaching setback requirements to them:

(1) Commercial category:

- (a) Hotel or motel.
- (b) Offices for administrative, banking, data processing, executive, professional, sales or other uses of the same general character.
- (c) Research, development and testing of new products, laboratories.
- (d) Day-care or nursery facilities.
- (e) All uses permitted in the C-1 Village Center District.
- (f) All uses permitted in the C-2 Zone with the exception of automobile sales, agencies and services and automobile repair shops.

(2) Industrial category:

- (a) Fabrication of products from previously prepared materials, including but not limited to bone, cloth or textiles, cork, flooring, fur, feathers, hair, horn, glass, paper, sheet rubber, shell, or wood.

- (b) Manufacturing or processing of beverages, confections, cream, all food products, ceramics, clothing, electrical appliances, furniture, hardware, tools, patterns, dies, scientific instruments, jewelry, timepieces, optical goods, musical instruments, toys, cosmetics (exclusive of soap), tobacco products and pharmaceuticals.
- (c) Wholesale, including but not limited to the storage and sale of lumber, plumbing supplies, electrical supplies, building materials and supplies.
- (d) Food service or catering.
- (e) Printing of paper and metal or other lithographic processes.
- (f) Substations for electric and gas utilities, sewerage lift stations, water pumping stations, or similar public utilities facilities, not to include cellultowers.
- (g) Warehousing and distribution. The definition of "warehousing" shall be limited to inside storage of goods intended for distribution and personal property goods for individual storage. The storage of goods and materials of any kind and nature outside is specifically prohibited.
- (h) Agriculture, subject to the provisions of § 225-133, Agricultural regulations.
- (i) Storage for personal household goods.
- (j) Indoor uses which relate to sporting activities, such as skating rink, soccer fields, tennis courts, swim clubs, volleyball, indoor physical fitness centers and such sports as may be carried on within a completely enclosed structure.
- (k) All uses permitted in the PI Zone.

D. Permitted conditional uses. The following principal uses are permitted conditionally upon a determination by the Planning Board that the use can be provided in a manner what will minimize the impact upon adjacent properties and will conform with the additional standards provided herein.

- (1) Gasoline station. A gasoline station, provided that it meets the requirements of § 225-17D (3) and (4) of the Codified Ordinances of the Township of Harrison.
- (2) Convenience store. A convenience store, provided that it meets the requirements of this conditional use as set forth in
- (3) Medical marijuana uses. Medical marijuana uses, as defined

by the following and limited to medical marijuana academic clinical research centers, medical marijuana dispensaries, medical marijuana indoor cultivation facilities, medical marijuana production facilities, medical marijuana storage facilities, and medical marijuana transport and delivery vehicle offices.

(a) Medical marijuana uses shall be conditionally permitted on the following parcels: Block 46, Lots 2, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 5, and 5.01; Block 46.01, Lots 1, 2, and 3; and Block 46.02, Lots 1, 2, 3, 4, 5, 6, and 7.

(b) Medical marijuana dispensaries, indoor cultivation facilities, production facilities, storage facilities, and transport and delivery vehicle offices may be combined on the same site or within the same building.

(c) Medical marijuana uses may not locate within 1,000 feet of the property line of a public, private, or parochial school or day-care center.

(d) Medical marijuana uses are not permitted on any site that abuts a residential district. A minimum fifty-foot planted buffer is required along all other property lines.

(e) Area, setback, and coverage requirements:

- i. Minimum setback from a tract perimeter: 75 feet.
- ii. Minimum parking or paved area setback from all property lines: 25 feet.
- iii. Maximum building coverage shall not exceed 50%.
- iv. Maximum impervious coverage shall not exceed 80%.

(f) Parking, loading, and access:

- i. Parking requirements for medical marijuana uses shall conform to the following regulations provided in Article XII, Off-Street Parking, Loading and Bicycle Parking Regulations:
 1. Academic clinical research centers shall follow the standards for institutions, and/or as listed for colleges, universities, technical or fine arts schools, as appropriate.

2. Medical marijuana dispensaries shall follow the standards for medical and dental offices, including outpatient clinics.
 3. Indoor cultivation facilities, medical marijuana production facilities, medical marijuana transport vehicle service offices, and storage facilities shall follow the standards for wholesale establishments/industrial buildings.
 - A. Truck parking is permitted as an accessory use for all medical marijuana uses.
 - B. Parking stalls shall be nine feet by 18 feet. For truck parking, stalls shall be a minimum of 12 feet by 55 feet.
 - C. Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed, it should be from within a secure environment.
 - D. Entrances and driveways must be designed to accommodate the anticipated vehicles used to enter and exit the premises.
- (g) Medical marijuana academic clinical research centers shall be permitted on the condition that they comply with all New Jersey state laws regulating the research of medical marijuana.
- (h) Medical marijuana academic clinical research centers may only grow medical marijuana in an indoor, enclosed, and secure building which includes electronic locking systems, electronic surveillance and other features.
- (i) Medical marijuana dispensaries shall be legally registered in the State of New Jersey and possess a current valid medical marijuana permit from the Department of Health.
- (j) A medical marijuana dispensary shall be a maximum of 5,000 square feet, of which no more than 20% may be used for secure storage of product.
- (k) Medical marijuana dispensaries shall be a minimum distance of 1,000 feet from the next nearest medical marijuana dispensary within the same jurisdiction. This separation of distance does not apply to the distance

between the dispensary and complementing or supporting businesses.

- (l) Facilities for indoor cultivation or production of medical marijuana must be in indoor, enclosed, and secure buildings, which include electronic locking systems, electronic surveillance and other features required. Indoor cultivation or production facilities shall not be located in a trailer, cargo container, mobile unit, mobile home, recreational vehicle, or other motor vehicle.
- (m) The maximum floor area of a medical marijuana indoor cultivation or production facility shall be limited to 20,000 square feet, of which sufficient space must be set aside for secure storage of marijuana seeds, related finished product, and marijuana-related materials used in production or for required laboratory testing.
- (n) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing, or testing occurs.
- (o) Facilities that grow, process, or store medical marijuana shall meet industry best practices for odor control. Medical marijuana uses are exempt from the odor performance standards found in § 225-18.1H (3).
- (p) Marijuana remnants and byproducts from indoor cultivation or production facilities shall be secured and properly disposed of and shall not be placed within any unsecure exterior refuse containers.
- (q) Medical marijuana growers/processors shall provide only wholesale products to other medical marijuana facilities. Retail sales and dispensing of medical marijuana and related products is prohibited at medical marijuana indoor cultivation and production facilities. This shall not be interpreted as prohibiting retail sales from a licensed medical marijuana dispensary that is on the same site or within the same building as an indoor cultivation or processing facility.
- (r) Green building design techniques are required to reduce the energy consumption and heat generation associated with medical marijuana indoor cultivation and production facilities, which are using systems such as hydroponics to grow marijuana indoors. These techniques may include, but are not limited to: solar screening, green or vegetative roofs, highly reflective and emissive roofing material, greywater or

condensate reclamation systems, and light emitting diode (LED) lighting. These techniques shall be designed to the satisfaction of the Planning Board.

- (s) Medical marijuana indoor cultivation and production facilities are required to use renewable energy sources, such as solar or wind, to offset the substantial energy production requirements of systems such as hydroponics used to grow marijuana indoors. The renewable energy source does not need to be located on-site.
- (t) A traffic impact study is required where the medical marijuana transport and delivery vehicle office is operated.
- (u) All accesses to medical marijuana transport and delivery vehicle offices or storage facilities must secure the appropriate highway occupancy permit (state, county and/or Township).
- (v) For transport and delivery vehicle offices where, medical marijuana is temporarily stored, the building must be secured to the same level as a medical marijuana indoor cultivation facility, production facility, or dispensary.

E. Accessory uses. The following accessory uses relating to and being a part of the operation of the principal use are also permitted by right; provided, however, they are used in conjunction with the principal use or structure:

- (1) Security watch stations for watchmen or caretakers which may contain sleeping and cooking facilities.
- (2) Repair facilities for the maintenance of vehicles used in the operation of the principal use.
- (3) Storage garages for vehicles used in the operation of the principal use.
- (4) Signs pursuant to Sign Ordinance of the Township of Harrison, as may be amended from time to time.¹
- (5) Parking and loading for principal uses and accessory uses, pursuant to ordinances of the Township of Harrison.
- (6) "Outdoor retail sales" which are defined as the display and sale of products outside of the building or structure limited to garden centers, garden supplies, plants and planting material, farm equipment, burial monuments, building and landscape materials. No goods or articles may be displayed

¹ Editor's Note: See Art. XIII, Signs, of this chapter.

or offered for sale beyond the front line of a building.

- (7) (7)Solar panels erected on the roof of a building or on the ground, subject to meeting all of the requirements of § 225-132D.

F. Design. All structures shall be designed in accordance with the Harrison Township Community Design Ordinances.²

- (1) The total area to be developed for major commercial purposes and to be included in the proposed amendment shall not be less than 20 acres in size, shall adjoin at least one major highway and shall be located in proximity to major arterial highway systems.
- (2) The development shall be a contiguous land area of not less than 20 acres designed to contain multifacility structures used for cultural, commercial, entertainment and/or recreational purposes. Such complexes shall be located on major highways and shall serve the needs of the area.
- (3) Not more than 30% of the entire or gross land area shall be covered by buildings.
- (4) Not less than 10% of lands shall be devoted to "green area," which shall be defined to include any areas not covered by buildings, structures or paved streets, parking areas, or impervious surface areas, and shall contain grass, plantings and trees.
- (5) Green areas may also be used for active/passive recreation, drainage, and, if required, areas for septic systems.
- (6) Individual buildings are limited to a maximum of 20,000 square feet.
- (7) Fire lanes, which shall not be used for any other purpose, may, however, be permitted closer than 30 feet to any perimeter property line.
- (8) No building, regardless of setback dimensions, shall exceed a total of 35 feet, excepting thereout and therefrom, any utilities or communications systems.
- (9) Any application in this zone shall include a complete parking plan, loading plans, fire lanes, emergency vehicle lanes where required, and all other elements pursuant to the Site Plan Review Ordinance of the Township of Harrison,³ in order that a unified plan may be presented for review. Parking spaces shall consist of at least 60% of ten-foot-by-twenty-foot parking spaces for full-sized motor vehicles, and 40% of nine-foot-by- eighteen-

² Editor's Note: See Ch. 174, Art. III, Community Architectural Design.

³ Editor's Note: See Ch. 174, Site Plans, Major, and Ch. 176, Site Plans, Minor.

foot spaces for smaller motor vehicles, which shall be designated on any application plan.

- (10) Any development plan submitted under this section shall be an overall plan for the entire site sought to be developed, with a unified architectural scheme, and an architectural landscape plan. Phasing, however, may be permitted, so long as it is done in accordance with a single overall plan.
- (11) Parking, loading and service areas. Any area designated in accordance with the overall plan to be utilized by motor vehicles for parking, loading, or service shall be physically separated from any public street by buffers or other effective and suitable barriers against unchanneled motor vehicle ingress or egress. Any area to be so utilized in accordance with this subsection shall be arranged to facilitate proper and safe internal circulation and shall be paved with acceptable hard surface materials. Paving data shall be provided on any application plan. Drainage data shall also be provided on any application plan.
- (12) Loading and unloading of delivery vehicles, and any servicing of refuse. Loading and unloading of delivery vehicles and any servicing of refuse (access to dumpster) shall be situate and shown on any application plan in order that the particular use sought shall not block or interfere or be used for any other purpose, except for that which has been specifically provided in the application plan. No loading or unloading area shall be permitted to be co-used for any other use. Loading, unloading and parking areas shall be provided with sufficient illumination to ensure safety for all persons within the complex, without spreading unnecessary light to adjoining properties. Disposal area shall be screened. Any area designated for trash, refuse, or garbage disposal shall be totally screened, and plants shall be provided as part of the site plan, including the location, type of screening, height of screening, and access to site, and specifically provide for recycling areas, as well to be screened and shown on the site plan. The purpose is to screen recycling, trash, refuse and garbage disposal areas, so that they shall not be visible outside of the screen. All trash, refuse, garbage, and dumpster materials shall be handled privately and shall not be the responsibility of the Township of Harrison.
- (13) Utilities. All utilities, electric, gas, and telephone lines shall be located underground within the site sought to be developed, and any phasing which may be proposed shall include the overall requirement for all such utility facilities to be situate underground.
- (14) Exterior protrusions upon buildings for antennas, air-conditioning units, heating units, ventilation units. Extension above the thirty-five-foot line shall only be permitted if the height of any such extension, including antennas, dish antennas, wire

antennas, pole antennas, heating facilities, air-conditioning facilities and ventilation facilities, and any other extensions above the top of the roofline in excess of 35 feet, shall only be permitted as long as they shall not exceed five feet above the roofline. Any protrusion in excess of five feet above the roofline is prohibited.

G. Height, area, yard, and building coverage regulations.

(1) The following regulations shall govern the bulk standards of the zoning district:

(a) Minimum tract size: 20 acres.

(b) Minimum lot size: three acres, except that public utility facilities shall have a minimum lot size of 900 square feet.

(c) Maximum impervious surface coverage: 75% of total lot area.

(d) Individual buildings are limited to a maximum of 20,000 square feet.

(e) Minimum setbacks for all buildings.

i. Light commercial category:

1. Minimum building front setback to tract line or external roadway: 400 feet.

2. Minimum _____ front circulation/parking/loading _____ area setback to tract line or external roadway: 400 feet.

3. Minimum building front setback to internal lot line: 50 feet.

4. Minimum _____ front circulation/parking/loading _____ area setback to internal lot line: 50 feet.

5. Minimum building side or rear setback to tract line: 50 feet.

6. Minimum _____ side _____ or _____ rear circulation/parking/loading _____ area setback to tract line: 30 feet.

7. Minimum building side or rear setback to internal lot line: 50 feet.

8. Minimum side or rear parking/loading area setback to internal lot line: 30 feet.
9. Any building face to a parking space: 15 feet.
10. Maximum height: 35 feet with the exception of utilities and communications towers.

ii. Industrial category:

1. Minimum building front setback to tract line or external roadway: 100 feet.
2. Minimum front circulation/parking/loading area setback to tract line or external roadway: 50 feet.
3. Minimum building front setback to internal lot line: 50 feet.
4. Minimum front circulation/parking/loading area setback to internal lot line: 50 feet.
5. Minimum building side or rear setback to tract line: 100 feet.
6. Minimum side or rear circulation/parking/loading area setback to tract line: 50 feet.
7. Minimum building side or rear setback to internal lot line: 50 feet.
8. Minimum side or rear parking/loading area setback to internal lot line: 50 feet.
9. Any building face to a parking space: 15 feet.
10. Maximum height: 35 feet with the exception of utilities and communications towers.

(f) The distance of any principal building to another principal building: 50 feet.

(2) Any application for development under the terms of this section shall provide initially at least for the construction of a maximum of 20,000 square feet.

H. Performance standards. The following performance standards shall be adhered to in any Flexible Planned Industrial- Commercial District:

(2) Electrical disturbances. Electric or electronic equipment shall be shielded such that no interference of radio and television broadcasts shall be discerned beyond the operator's lot line.

(a) Noise.

(b) No activity or use shall produce a sound-pressure level on adjacent property in excess of the level permitted in the following table:

Octave Band Frequency		Residential District Decibels	Nonresidential District Decibels
Cycles Per Second Greater Than	Cycles Per Second Less Than or Equal to		
20	75	72	79
75	150	67	74
150	300	59	66
300	600	52	59
600	1,200	46	53
1,200	2,400	40	47
2,400	4,800	34	41
4,800	—	32	39

permitted sound levels for residential districts shall apply between the hours of 7:00 a.m. and 6:00 p.m. and shall be reduced by six decibels in each octave band for any other time of day.

(3) Odor. No operation shall release materials capable of becoming odorous, either by bacterial decomposition or chemical reaction, that cause or will cause odorous matter or vapor to be generated so as to be readily discernible without instruments from any point along the boundaries of each lot.

(4) Glare. No activity or use shall produce a strong, dazzling light or reflection of same beyond its lot lines. Exterior lighting shall be shielded, buffered, and directed so that glare, direct light, or reflection will not be a nuisance to adjoining properties, dwellings, streets, or districts. In no event shall a lighting intensity greater

than 0.25 footcandle, measured at grade, be permitted beyond the lot lines.

(5) Vibration.

- (a) No activity or operation shall produce at any point along the lot line continuous earthborne vibrations greater than the maximum displacement as permitted in the following table:

Frequency		Residential District Displacement	Nonresidential District Displacement
Cycles Per Second Greater Than	Cycles Per Second Less Than or Equal to	(inches)	(inches)
0	10	0.0004	0.0020
10	20	0.0002	0.0010
20	30	0.0001	0.0006
30	40	0.0001	0.0004
40	50	0.0001	0.0003
50	—	0.0001	0.0002

- (b) Discrete pulses that do not exceed 100 impulses per minute may not produce more than twice the displacement specified in the table.

(6) Operation. All fabricating, manufacturing, or assembling activities shall take place within an enclosed building.

I. Storage and loading requirements.

- (1) No outdoor storage shall be permitted more than of a temporary nature, apart from the outdoor retail sales permitted by this section. Outdoor storage shall be limited to 14 days in total duration, except during construction. There shall be no parking of trailers upon the site for longer than 14 days.
- (2) All such establishments shall provide an off-street loading and unloading area for the pickup and delivery of materials that shall be so designated on the site plan and used for no other purpose.

J. Landscaping and buffering.

- (1) Areas to be landscaped. All areas of a site not occupied by buildings and required improvements shall be landscaped by the planting of ground cover, shrubs and trees in appropriate quantities and locations.
- (2) Installation. All plant materials shall be installed in accordance with promulgated guidelines of the American Nurserymen's Association as they may be amended or superseded. Planting materials shall be installed in accordance with an approved landscape plan when required as part of site plan or subdivision review. All plant material shall be guaranteed with an appropriate surety for a period of two years after final inspection.
- (3) Landscape buffers along street lines. A landscaped buffer containing a meandering and undulating berm of not less than 25 feet in width shall be provided adjacent to any street line.
 - (a) Buffers may be comprised of earth berms, fences, and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from view of those traveling on public streets or sidewalks and those persons at grade or first level on adjoining property and to prevent the shining of automobile headlights into the yards of adjacent property or in such a manner as to create a hazard for those traveling on a public street or sidewalk.
 - (b) In general, this buffer shall provide a visual screen between parking areas in the immediate vicinity of a street and those traveling along the street or side with materials no less than four feet above the finished grade of the parking areas.
 - (c) Shade trees shall be provided in the buffer at the rate of one tree per 1,000 square feet of buffer area.
- (4) Other landscape buffers. A landscaped buffer of not less than 25 feet in width, containing a planted, meandering, and undulating berm, shall be installed adjacent to any property line which does not abut a street. When the property line is adjacent to a residential use or a residentially zoned parcel, an additional buffer or green area of open space not less than 25 feet in width shall be installed adjacent to this landscaped buffer area creating a total buffer adjacent to any residential use or residentially zoned property of not less than 50 feet in width.
 - (a) Buffers may be comprised of earth berms, fences and landscaping, which shall be of a sufficient quantity and size to screen parked automobiles from view of those at grade or first-floor level on adjacent property and to

prevent the shining of automobile headlights into the yards of adjacent property.

- (b) In general, this buffer shall provide a visual screen between the parking areas in the immediate vicinity of the residentially zoned property and an elevation no less than six feet above the finished grade of the parking areas.
 - (c) Shade trees shall be provided in the buffer at the rate of one tree per 1,000 square feet of buffer area.
 - (d) Landscaping buffers shall be designed to block 75% of all views from one side to the other five years after planting.
 - (e) The design of the landscaped buffers shall include a method to deliver adequate and necessary water to the plantings through irrigation or otherwise which shall be installed and maintained by the developer/owner through the term of the maintenance bonds and which shall be utilized to insure the viability, vitality and healthy growth of the plantings and prevent the loss of the plantings within the landscaped berm area. The design of this system shall be reviewed and approved by the Land Development Board with jurisdiction over the application.
- (5) Landscaping in parking lots. Interior parking lot landscaping equal to or exceeding 4% of the gross square footage of the paved areas of the site used for drives and parking shall be provided.
- (a) Such landscaping shall be provided in areas of not less than 150 square feet.
 - (b) Shrubby shall be less than three feet in height, and shade trees shall have foliage of seven feet or higher in order not to impede sight distances of motorists and pedestrians.
 - (c) Landscaping in parking lots shall be so designed to avoid blocking required site lighting to the greatest extent possible.
- (6) Planting size requirements. The following minimum plant sizes shall be required for any landscape material, measured in accordance with American Nurserymen's Association Standards:
- (a) Shade trees: 2 1/2 to three inches in caliper.
 - (b) Ornamental trees: six to eight feet in height.
 - (c) Evergreen trees: six to eight feet in height.

- (d) Shrubby, both deciduous and evergreen:
- i. Prostrate (spreading): 18 to 24 inches in spread.
 - ii. Small (mature size under three feet in height): 18 to 24 inches in height.
 - iii. Large (mature size three feet or greater in height): 24 to 30 inches in height.
- K. Signs. Any signs sought to be applied for shall be the subject of an application to the Township of Harrison and shall be in accordance with Sign Ordinances of the Township of Harrison.⁴
- L. Additional studies required. The following studies shall be submitted prior to any preliminary approval of any site plan under this section:
- (1) Environmental impact statement.
 - (2) Wetlands study.
 - (3) Traffic impact study.
- M. Purpose of application. Applicant shall designate the purpose for which the site is sought to be developed, and shall further define the number of employees; the type of business sought to be developed within, which shall be in accordance with this section; designation of all areas, including parking, loading, fire lanes, and such other elements as may be required by the Site Plan Review Ordinance of the Township of Harrison.⁵
- N. Phasing of development. Any application seeking approval in phases shall include the entire site and the future plans for development for any remainder of the site not covered by the initial application. All utilities will be demonstrated for the entire site, and drainage for the entire site, in order that a uniform plan may be developed. The development plan shall be designated, and phases indicated, which shall be submitted at one time, evidencing the entire plan for the construction of the project. The application shall include building size, height, shape, site positions, architectural design, and other elements which shall relate to the site, for the purpose of maintaining uniformity of design standards throughout the project, and conformity with applicable ordinances within the Township of Harrison. Uniformity shall include parking, lighting, drainage, landscaping, colors of buildings, decorations for buildings, signs contemplated, and such other elements as may be necessary to meet the requirements of the Site Plan Ordinance⁶ for the entire site. The purpose of any specific phasing is to provide for uniformity and conformity throughout the project.
- O. Design standards for any loading and fire lane area. Any application

⁴ Editor's Note: See Art. XIII, Signs, of this chapter.

⁵ Editor's Note: See Ch. 174, Site Plans, Major, and Ch. 176, Site Plans, Minor.

⁶ Editor's Note: See Ch. 174, Site Plans, Major, and Ch. 176, Site Plans, Minor.

which is required to provide for fire lane and loading areas shall contain sufficient information in the application, so as to provide for eighty-thousand-pound motor vehicles utilizing the site, and all design standards shall remain in accordance therewith.

Section 2.

All remaining Sections shall be renumbered accordingly.

Section 3.

Repealer.

All prior Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

Section 4.

Severability.

Should any section, clause, sentence, phrase or provision of this Ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 5.

When effective.

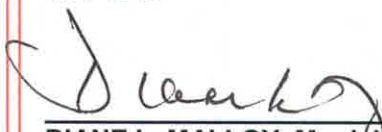
This Ordinance shall take effect immediately upon final passage and publication in accordance with law.

TOWNSHIP OF HARRISON

BY: 

LOUIS F. MANZO, MAYOR


ATTEST:



DIANE L. MALLOY, Municipal Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on July 13, 2020. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on July 27, 2020, at 5:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.



DIANE L. MALLOY
Municipal Clerk