

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1399

**AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA**

WHEREAS, the Mayor and Council of the Town of Harrison (“Town”) desires to adopt amendments to the Waterfront Redevelopment Plan prepared by Heyer, Gruel, & Associates PA; and

WHEREAS, the Town previously established a Redevelopment Area, pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq), which area is commonly referred to as the “Waterfront Redevelopment Area”; and

WHEREAS, a Redevelopment Plan for the redevelopment area, entitled “Harrison Waterfront Redevelopment Plan,” was prepared by Heyer, Gruel, & Associates and adopted by Ordinance Number 1077 on July 23, 2003; and

WHEREAS, an Amended Redevelopment Plan for the redevelopment area entitled, “Amended Harrison Waterfront Redevelopment Plan 2012,” was prepared by Heyer, Gruel, & Associates and adopted by Ordinance Number 1262 on April 24, 2012; and

WHEREAS, since the adoption of the Amended Redevelopment Plan (hereinafter the “Plan”), several supplemental amendments have been adopted; and

WHEREAS, since the adoption of the Plan and the supplemental amendments, there have been changes in conditions and circumstances; and

WHEREAS, due to the changes, it is necessary to further amend the Plan; and

WHEREAS, the amendments will not compromise the core principles and goals of the Plan; and

WHEREAS, these changes relate to the boundary between the Parks/Walkway District and the Public Utilities District and future development; and

WHEREAS, these changes also relate to the Public Utilities District due to the need to relocate the existing M&R station, currently located on Block 778 Lot 1.02

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HARRISON AS FOLLOWS:

THAT: The “Utilities District” subsection of the “LAND USE PLAN” shall be amended to read as follows:

**“Utilities District:**

***Purpose:***

To recognize the existing and proposed PSE&G utility facilities at the eastern end of Cape May Street. The Utilities District is appropriate for the relocation of the PSE&G M&R (Metering and Regulation) station from its current location east of Frank E. Rodgers Boulevard. The Utilities District applies to a portion Block 143 Lot 7.04 (known as “Section A”) and Block 143 Lot 7.06 (known as “Section B”). The boundary of Section A shall exclude the lands within the public park/promenade easement as detailed in the deed description.

***Principal Permitted Uses:***

Section A: Existing structures and equipment.

Section B: Existing and proposed PES&G utility facilities, including an M&R station that includes office/lab space, a high-bay warehouse\*, and a maintenance area.

\*High-bay warehouse: a single-story warehouse space with high ceilings and a full span gantry crane running the length of the building.

***Accessory Uses:***

Section B: Parking; signage; any other uses customarily incidental and accessory to the principal use(s).

*Bulk Standards for Section A:*

- Height:
  - 15 feet or existing, whichever is less.
- Minimum Setbacks:
  - Existing

*Bulk Standards for the Section B:*

M&R Station:

- Height:
  - Office/lab space: 2 stories / 35 feet
  - High-bay warehouse: 1 story / 20 feet
  - Maintenance building: 1 story / 15 feet
- Minimum Setbacks from Parks/Walkway District:
  - Parking Area: 22 feet
  - Buildings: 95 feet
- Minimum Parking:
  - 1 parking space per 540 square feet of office/lab space.
  - Utility parking permitted on gravel area up to 6,500 square feet in size.

Access to M&R Station:

- Access shall be from the existing driveway that extends off Cape May Street whose entrance is adjacent to the boundary with the Parks/Walkway District.
- The existing driveway may be paved and updated to appropriate standards, but additional/new access driveways are not permitted.
- The access drive shall be gated so that unauthorized personnel cannot enter the area.

*Screening Adjacent to Parks/Walkway District:*

- Screening shall be provided along all property boundaries where the Utilities District abuts the Parks/Walkway District. Screening shall be in the form of decorative walls or fencing pursuant to the standards below. Landscaping shall be added where appropriate.
- All proposed screening must be sufficient enough to adequately block the uses within the Utilities District from the Parks/Walkway District.
- The design of all proposed screening is subject to the approval of the Planning Board.
- The height of walls shall be sufficient to screen the facility and is subject to the approval of the Planning Board.
- Section A shall be screened on all sides by opaque decorative walls.
- Section B shall be screened with opaque decorative walls along its border with the Parks/Walkway District. Decorate walls, fencing, or both with landscaping shall be utilized along the property line fronting on Cape May Street. Street trees shall be provided along Cape May Street pursuant to the landscape standards of this Plan.
- The screening of Section A and Section B shall be implemented concurrently. Should the applicant come in for a site plan application for Section B, said application shall also include the proposed screening details for Section A.

- The finished side of the walls shall face the Parks/Walkway District and the overall design of this side of the wall shall be aesthetically pleasing.
- Murals may be used as a way to provide an aesthetically pleasing wall front.

THAT: The Land Use Map, Key Circulation Proposals Map, Ground Floor Land Uses Map, Building Height by Block Map, On-Street Parking Map, and Development Status Map shall be revised to reflect the updated boundary lines in accordance with Attachment A.

BE IT FURTHER ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HARRISON:

THAT: All prior Ordinances, which are inconsistent with the provisions of this Ordinance, as well as any prior versions of the above referenced maps, are hereby repealed to the extent of such inconsistency.

THAT: This Ordinance shall become effective immediately upon final passage and publication as requires by law.

/s/ Ellen Mendoza  
Councilwoman Ellen Mendoza

Introduced: 11-12-2019

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council held on November 12, 2019 the foregoing Ordinance passed on first reading.

\_\_\_\_\_  
Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. DOLAGHAN			X			
J. DORAN						X
J. HUARANGA			X			
C. MANDAGLIO	X		X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA			X			
J. FIFE			X			

Adopted: 12-03-2019

Approved: \_\_\_\_\_  
Mayor James A. Fife

I, Paul J. Zarbetski, Town Clerk of the Town of Harrison, County of Hudson, State of New Jersey, hereby certify that at a Meeting of the Mayor and Council duly held on December 3, 2019 the foregoing Ordinance, previously published according to law, was adopted on second reading, approved by the Mayor, spread in full in the ordinance book, and published according to law.

\_\_\_\_\_  
Paul J. Zarbetski, Town Clerk

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
C. MANDAGLIO			X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA			X			
J. FIFE			X			



**Waterfront Redevelopment Area**

**Land Use**

- Public Utilities
- Parks/Walkway



0 150 300 Feet

Source: NJGIC, NJDOT,  
NUOGIS, Town of Harrison

**Land Use Plan**  
Town of Harrison, NJ  
Waterfront Redevelopment Plan Amendment