

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1382

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 via Ordinance Numbers 1302, 1304, 1313, 1319, 1326, 1362, 1371, and 1379; 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 implementing the provisions in the executed Redevelopment Agreement, dated October 2017, between the Harrison Redevelopment Agency (“HRA”), acting as the Redevelopment Entity for the Town of Harrison, and J. Supor 136-1 LLC, J. Supor 136-1 Realty LLC, S&B realty Co., Supor-172 LLC, Supor Properties Enterprises LLC and Supor-172 Realty LLC (“SUPOR”); and

WHEREAS, nothing herein is intended to restrict uses currently permitted in Block 150, Lot 16.01 owned by affiliates of Advance Realty, except as it relates to the public road network or other non-redevelopment public uses.

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

THAT: The second paragraph of the “Roadway Network” subsection, under “CIRCULATION,” shall be amended to read as follows:

“Concourses, including Angelo Cifelli Drive, Riverbend Drive, the Retail Corridor, and the NOG Ring Road feature wide sidewalks and are planned to accommodate the highest amount of pedestrian activity, while still providing two vehicular lanes and on-street parking. Concourses are designed to act as visual corridors, channeling views and pedestrian activity toward the waterfront, as in the case of Angelo Cifelli Drive, and the PATH Station and stadium, as is the case of Riverbend Drive, the Retail Corridor, and the NOG Ring Road.”

THAT: The “Concourses” subsection, under “CIRCULATION,” shall be amended to include the following additional text:

“North of Guyon Ring Road (herein after “NOG Ring Road”)

The NOG Ring Road is located within the NOG Mixed-Use District and is intended to provide vehicular access to the public parking decks, the commuter drop-off for the Harrison PATH Station,

and the proposed development north of Guyon Drive. The one-way NOG Ring Road will include a minimum 50-foot right-of-way with two 12-foot wide (maximum) travel lanes and sidewalks measuring a minimum of 13 feet wide. The NOG Ring Road is identified on the Build Out Roadway Network Map.”

THAT: The fourth and fifth paragraph of the “Parking” subsection, under “CIRCULATION,” shall be amended to read as follows:

“A 1,440-space parking deck was constructed adjacent to the Harrison PATH Station on the east side of Frank E. Rodgers Boulevard. The structure, originally financed, operated and controlled by the HCIA, has now been fully financed and is operated and controlled by the Town of Harrison and is therefore fully controlled by the Town.

Structured parking is proposed within the NOG Mixed-Use District that will provide a minimum of 1,837 parking spaces for use for public parking (e.g., commuter and Red Bull Area patrons). Parking for the proposed development will be accommodated in structured parking and on the street.”

THAT: The “LAND USE PLAN” shall be amended to include the following new land use district:

“NOG Mixed-Use District

Purpose:

To recognize and capitalize on the District’s proximity to the PATH Station and as such, propose transit-oriented mixed-use development. The buildings will range in height from 5 stories to 25 stories. The District envisions the following:

- 150,000 to 162,000 square feet of ground floor retail/restaurants;
- 115,000 square feet of self-storage space;
- 894 residential units; and
- 3,200 to 3,800 parking spaces, of which a minimum of 1,837 shall be used exclusively for public parking (e.g., commuter and Red Bull parking).

The development programming shall be in accordance with Exhibits B-6A, B-6B, F-1A, and F-1B of the executed Redevelopment Agreement between the HRA and SUPOR, dated October 2017. See Attachment B.

A proposed 60-foot wide central pedestrian corridor lined with retail on the ground floor is intended to traverse the district in an east/west orientation, providing a dynamic shopping experience for residents and visitors alike. The pedestrian corridor will link the new Harrison PATH Station (completed in late 2018) with the Red Bulls Arena.

Principal Permitted Uses

The allocation and distribution of uses shall be consistent with Exhibits B-6A and B-6B of the executed Redevelopment Agreement. The following are principal permitted uses:

- Retail sales and service
- Multi-family residential
- Office
- Restaurants
- Movie theaters and similar entertainment uses
- Financial institutions
- Fitness centers
- Wellness centers
- Childcare facilities
- Hotels
- Parks and public open space
- Community facilities
- Structured parking
- Self-storage facility (only permitted north of the NOG Ring Road as identified on Exhibits B-6A and B-6B in the executed Redevelopment Agreement)
- Mixed-use projects, which combine two or more permanent permitted uses listed above

Accessory Uses

- Laundry for use by on-site residents
- Gym facilities for on-site residents

- Parking
- Signage
- Outdoor Dining
- Plazas
- Parks
- Public spaces
- Lobbies
- Tenant storage
- Property management/leasing offices
- Other uses customarily incidental and accessory to the principal use

Permitted Interim Uses:

- Surface parking shall be permitted as an interim use subject to the following conditions:
 - Interim uses shall be subject to negotiation of an agreement between the Redeveloper and the Harrison Redevelopment Agency (“HRA”), which determines that such interim use will not have an adverse effect upon contemplated redevelopment during an interim use period that shall not exceed three years in duration. The HRA may grant, at its sole discretion, extensions of the interim use period for additional terms not exceeding two years in duration.
 - Interim surface parking shall require that the Redeveloper prepare the site so as to assure the safety of both vehicular users and pedestrian users. It shall have a dust-free surface, be adequately illuminated, and be managed and monitored so as to assure its convenient use by the general public.

Bulk Standards:

Height:	In accordance with the Building Heights Map
Setbacks:	
Minimum	0 feet
Maximum	10 feet; An additional setback of 10 feet is permitted if the setback is used to provide a public amenity, such as a public plaza, outdoor dining, etc.
Street Level Commercial Frontage:	Permitted commercial/non-residential uses shall have a minimum depth of forty (40) feet.
Parking:	
Residential	One (1.0) space per dwelling unit
Office/Retail/Financial Institutions	Minimum one (1.0) space per 1,000 square feet of gross floor area
Restaurant	One (1.0) space per four (4) seats
Hotel	One (1.0) space per room, plus one (1.0) space per 1,000 square feet of gross floor area
Required Public Parking	1,837 spaces as detailed in the executed Redevelopment Agreement

Parking for a permitted principal use may be on a different lot than the principal use and must be within the District.”

THAT: The “***Food Oriented District***” and the “***Structured Parking District***” subsections of the “LAND USE” section shall be deleted in their entirety.

THAT: The “***Utilities District***” shall be amended to read as follows:

“*Purpose:*
To recognize the existing and proposed PSE&G facilities at the eastern end of Cape May Street.”

THAT: The Key Circulation Proposals Map, Buildout Road Network Map, On-Street Parking Map, and Development Status Map shall be amended in accordance with Attachment A to represent the change in the circulation of the NOG Ring Road.

THAT: The Land Use Map shall be amended in accordance with Attachment A to represent the change in land uses for the new NOG Mixed-Use District.

THAT: The Ground Floor Land Uses Map shall be amended in accordance with Attachment A to represent the change in ground floor land uses for the new NOG Mixed-Use District.

THAT: The Building Heights by Block Map shall be amended in accordance with Attachment A to represent the change in building heights for the new NOG Mixed-Use District.

THAT: The NOG Ring Road Sectional Diagram shall be created in accordance with Attachment A and included with the Sectional Diagrams, located at the end of the Plan.

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: 05-05-2020

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 May 5, 2020 the foregoing Ordinance passed on first reading.

Paul J. Zarbetski, Town Clerk

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

Adopted: 06-02-2020

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 June 2, 2020 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

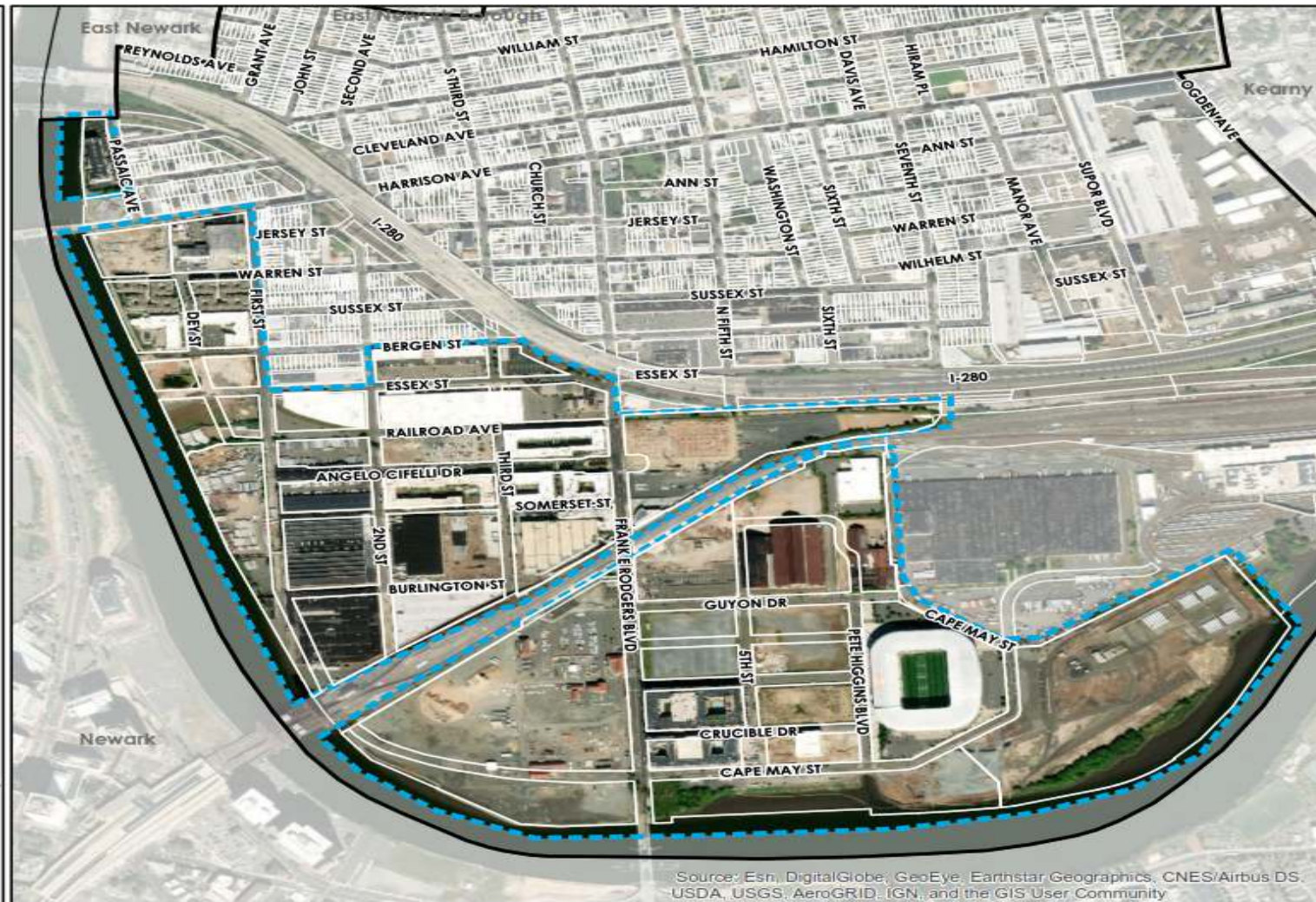
Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT		X	X			
M. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN			X			
J. HUARANGA	X		X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA			X			
J. FIFE			X			

ATTACHMENT A

Aerial

Source: NJGIN, NJGIS, NJDOT, NJDEP, NJDOT

HGA Heyer Gruel & Associates
January 2019



Build Out Road Network

Harrison Waterfront
Redevelopment Plan

Road Type

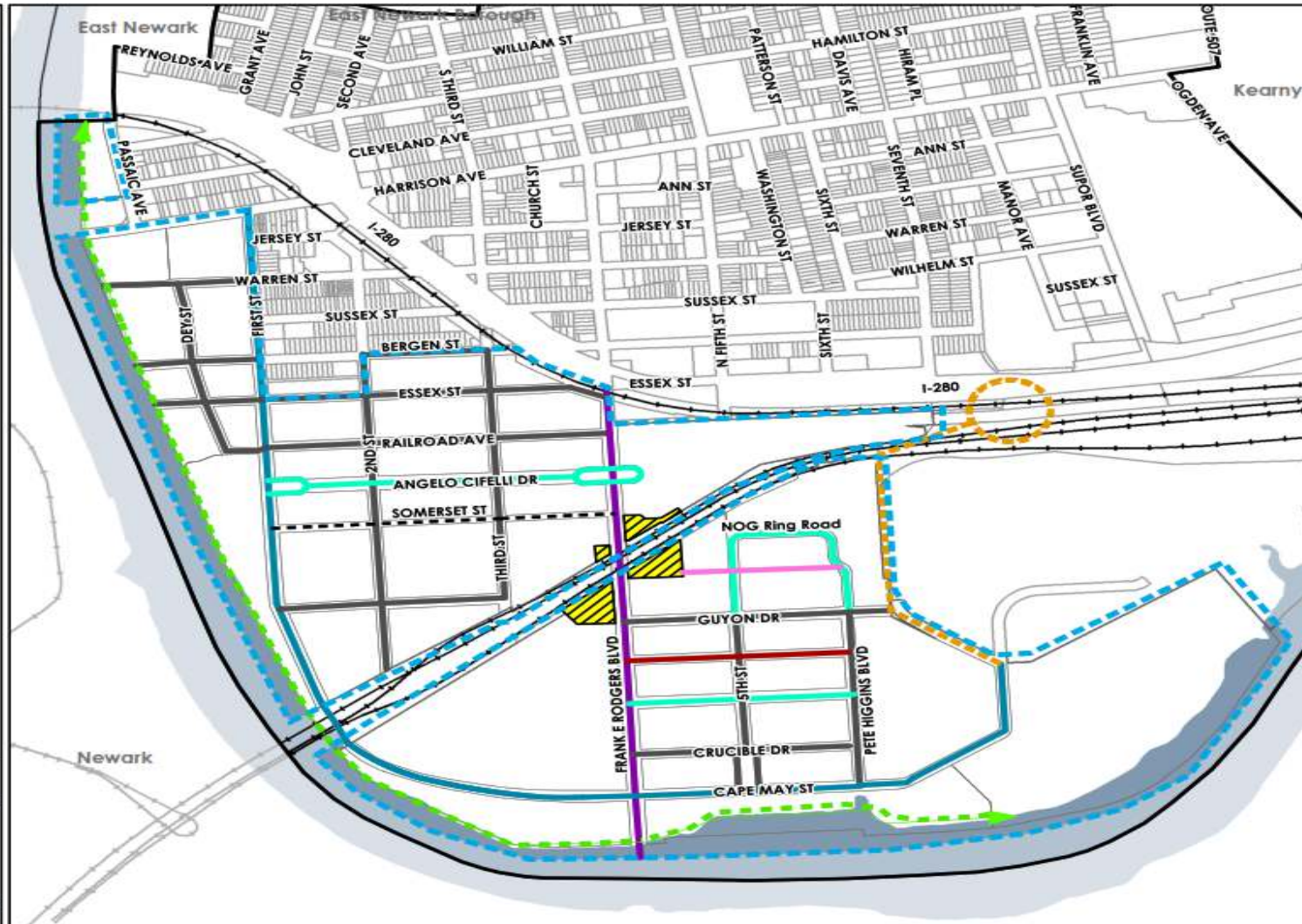
- Concourse
- Frank E. Rogers Blvd
- Pedestrian/Bicycle Corridor
- Private Street
- Retail Corridor
- Potential Route 280 Interchange
- Street
- Waterfront Boulevard

Waterfront Walkway

- Waterfront Walkway
- PATH Station

Source: NJGIN, NJGIS, NJDOT, NJDEP, NJDOT

HGA Heyer Gruel & Associates
January 2019



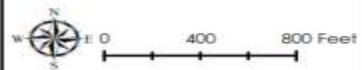
Building Height By Block

Harrison Waterfront
Redevelopment Plan

Building Height

- 1-5 stories
 - 3-5 stories
 - 3-7 stories
 - 3-11 stories
 - 6-14 stories*
 - 10-25 stories
 - 4-30 stories
 - PATH Station
 - Parks/Walkway
 - Public Utilities
 - Stadium
 - Structured Parking
- Waterfront Walkway**
- Waterfront Walkway

*In accordance with the Executed
Supor Redevelopment Agreement



Source: NJGIN, NJOGIS, NJDOT, NJDEP,
NJDOT

HGA Heyer Gruel & Associates
January 2019



Development Status

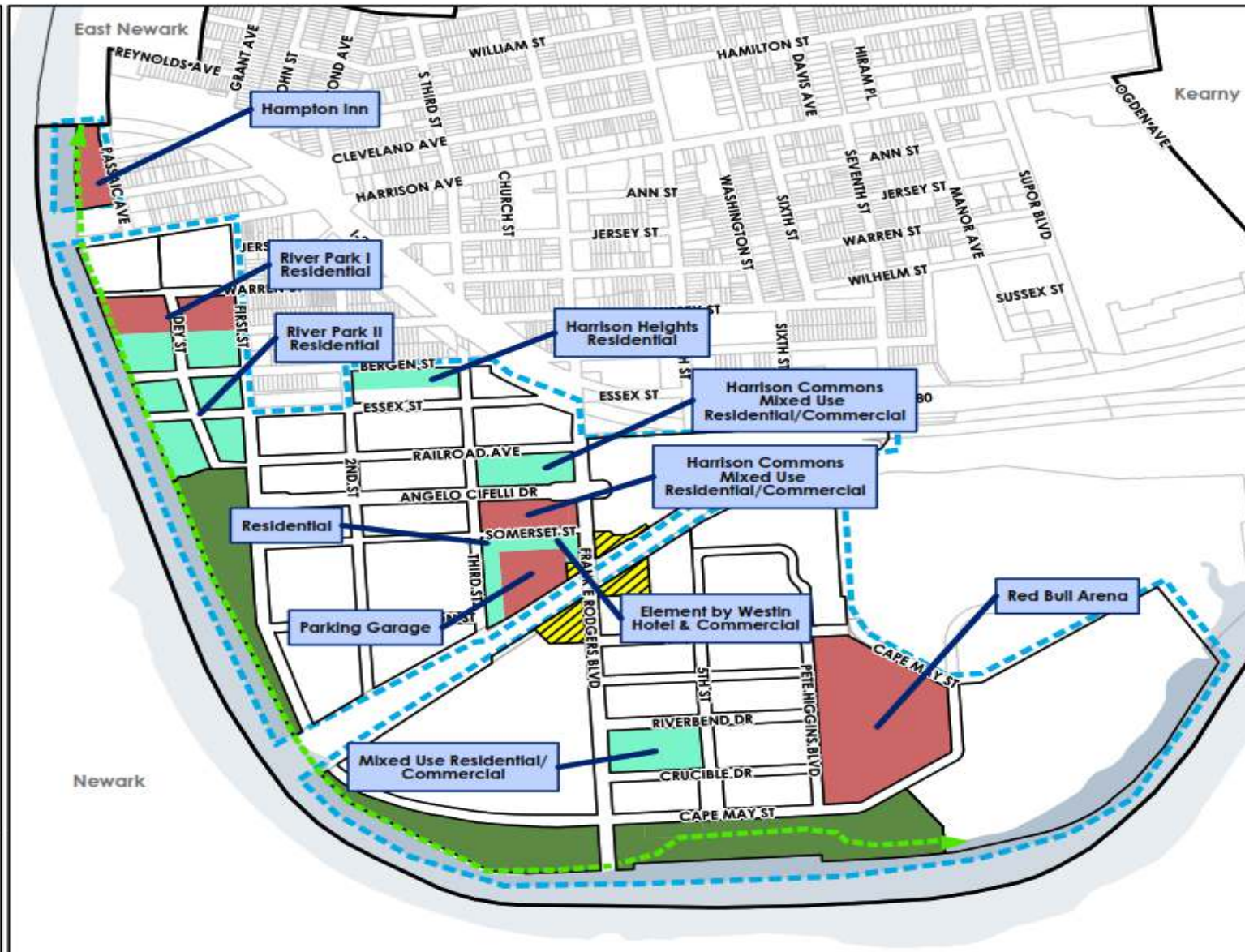
Harrison Waterfront
Redevelopment Plan

Development Status

- Approvals
- Constructed
- Proposed Parks/Walkway
- - - Waterfront Redevelopment Area
- - - Waterfront Walkway
- PATH Station



Source: NJGIN, NJOGIS, NJDOT, NJDEP,
NJDOT



Ground Floor Land Uses

Harrison Waterfront
Redevelopment Plan

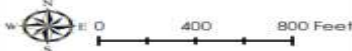
Ground Floor Land Uses

- Commercial* (Required)
- Office/Technology Center
- PATH Station
- Parks/Walkway
- Public Utilities
- Residential (Permitted Not Required)
- Retail/Office
- Retail Sales/Restaurants** (Required)
- Stadium
- Structured Parking

Waterfront Walkway

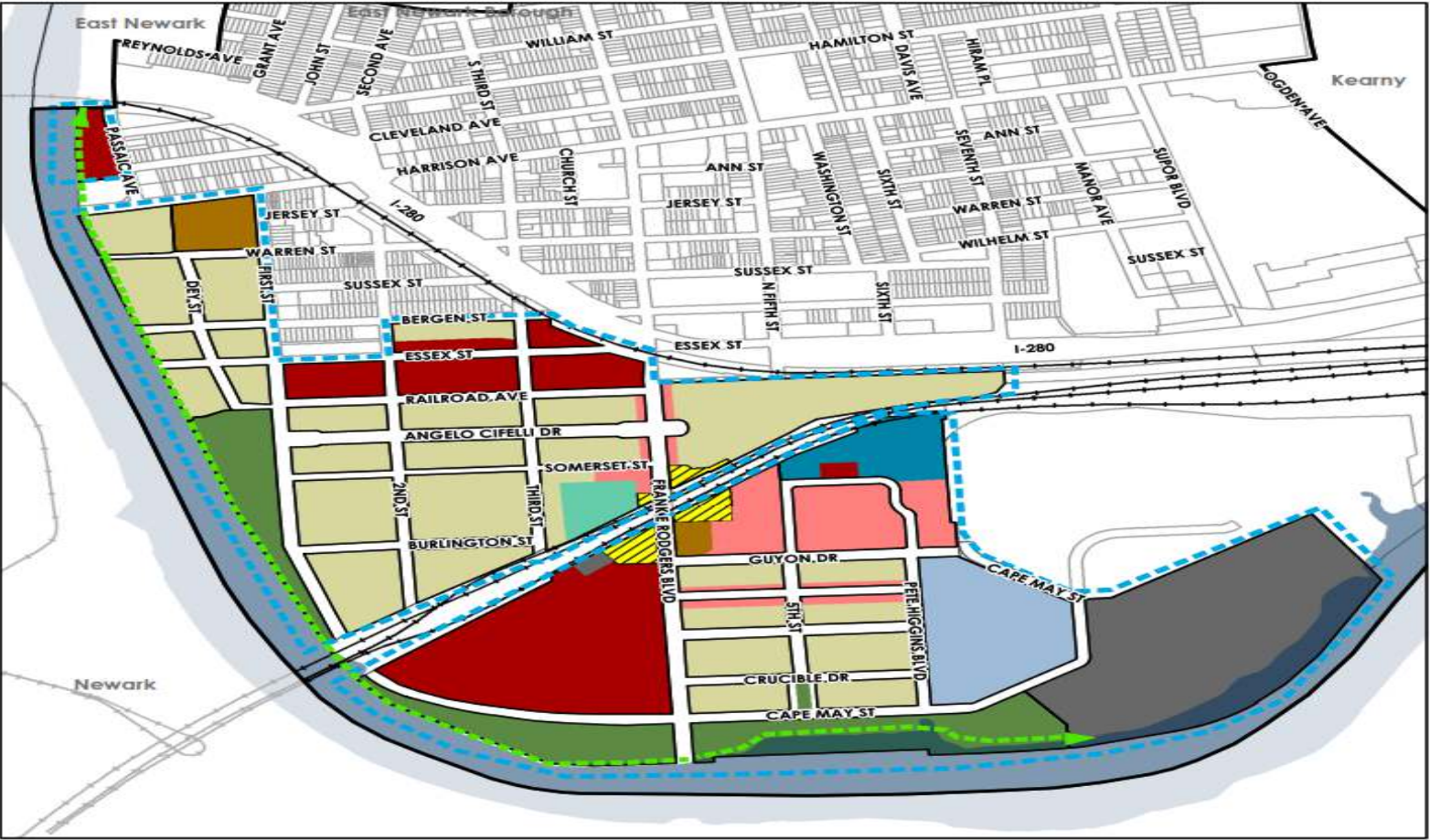
- Waterfront Walkway

*As permitted in the district
**All retail/restaurant frontage to have minimum depth of 40 feet



Source: NJGIN, NJOGIS, NJDOT, NJDEP, NJDOT

HGA Heyer Gruet & Associates
January 2019



Key Circulation Proposals

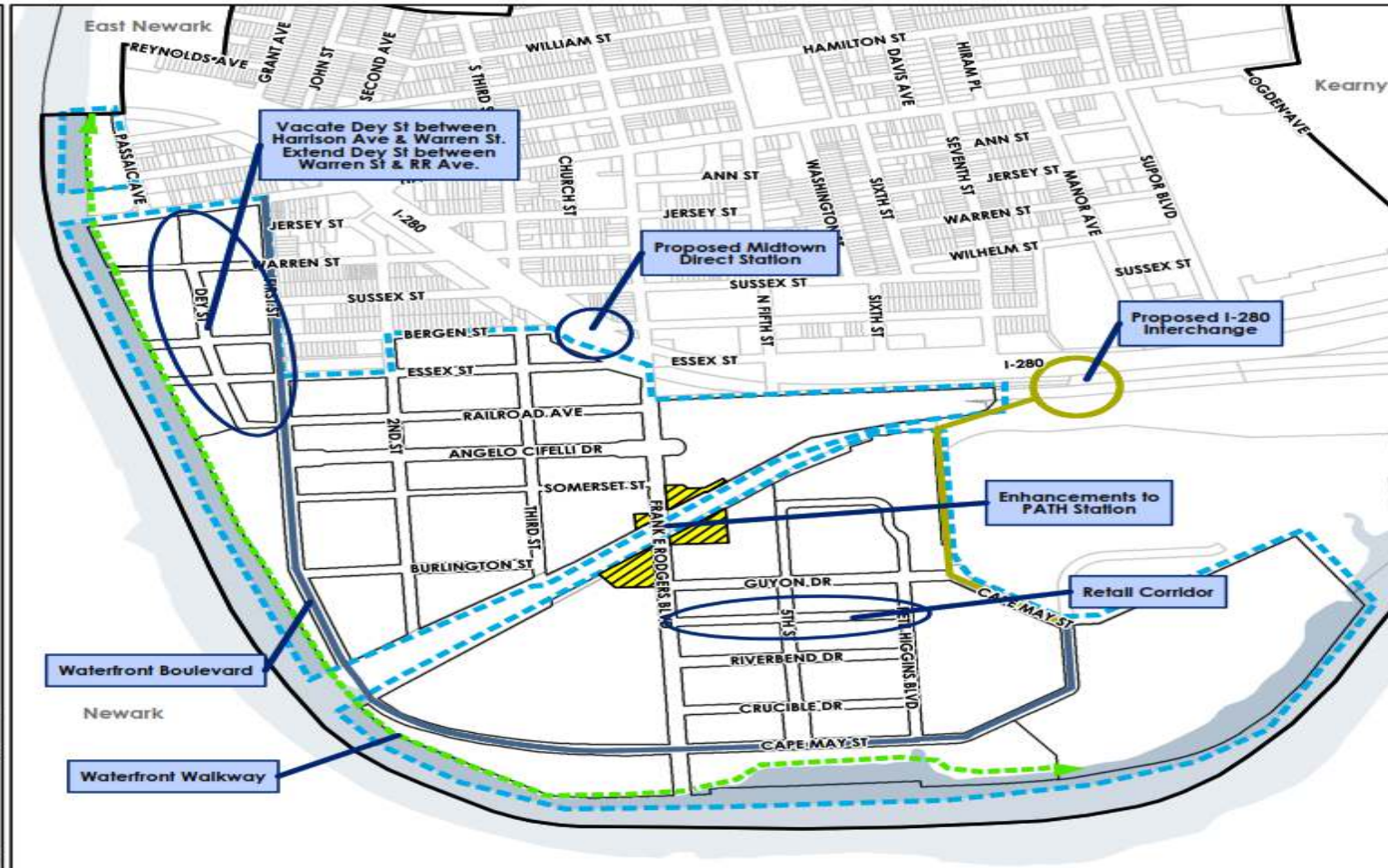
Harrison Waterfront
Redevelopment Plan

-  Waterfront Redevelopment Area
-  Waterfront Walkway
-  Proposed Route 280 Interchange
-  Waterfront Boulevard
-  Proposed Upgrades to PATH Station



Source: NJGIN, NJOGIS, NJDOT, NJDEP,
NJDOT

HGA Heyer Gruel & Associates
January 2019



Land Use Districts

Harrison Waterfront
Redevelopment Plan

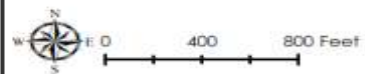
Land Use

- Commercial
- Residential
- Hotel
- Planned Office
- R.R. Avenue Commercial Corridor
- Mixed Use District
- North of Guyon District (NOG)*
- Office/Technology Center
- Stadium
- Structured Parking
- Public Utilities
- PATH Station
- Parks/Walkway

Waterfront Walkway

- Waterfront Walkway

*In accordance with the Executed
Supor Redevelopment Agreement



Source: NJGIN, NJOGIS, NJDOT, NJDEP,
NJDOT



On-Street Parking

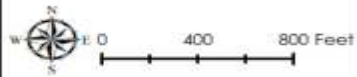
Harrison Waterfront
Redevelopment Plan

Type

- Metered Street Parking
- Non-metered Street Parking

Waterfront Walkway

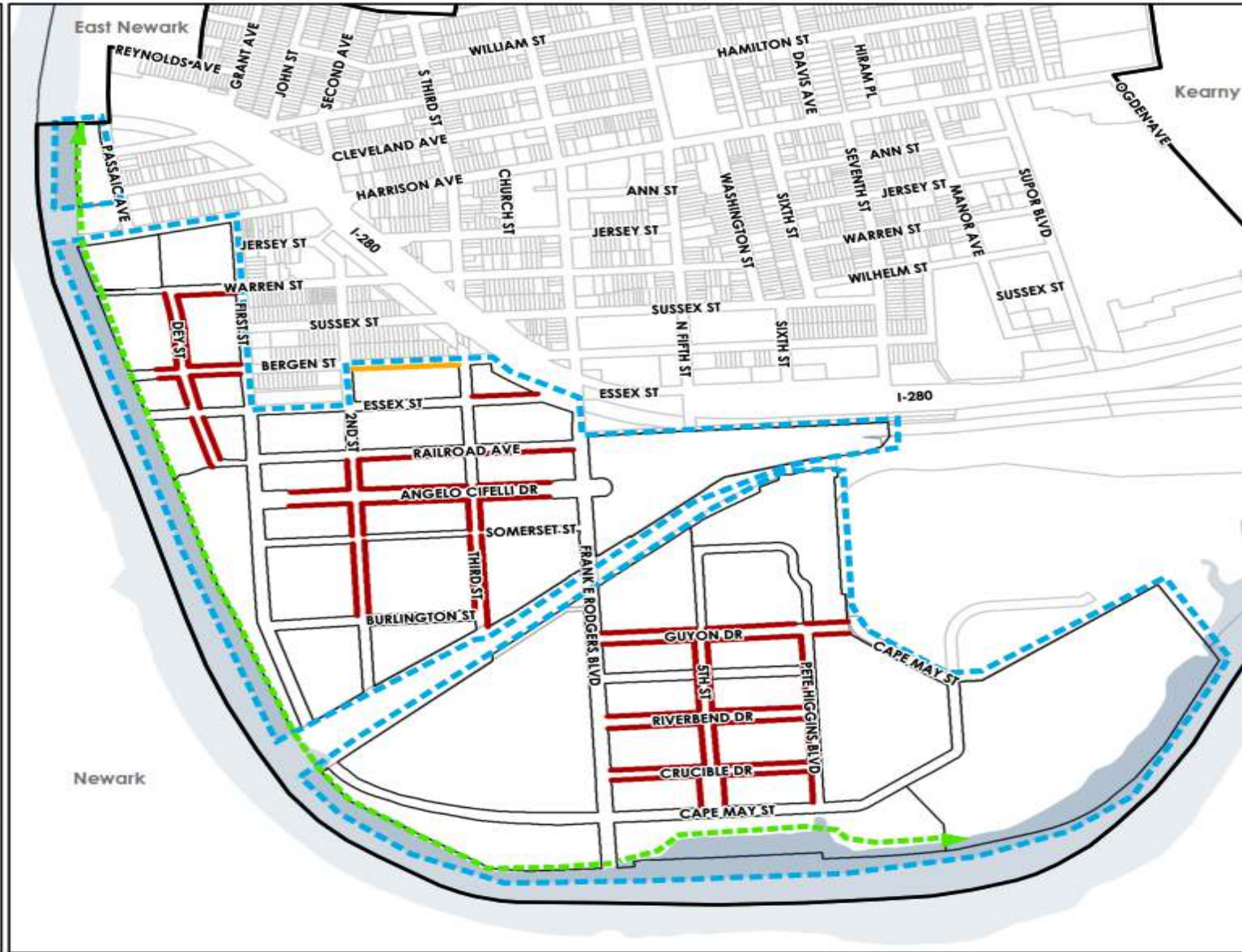
- Waterfront Walkway



Source: NJGIN, NJOGIS, NJDOT, NJDEP,
NJDOT

HGA

Heyer Gruel & Associates
January 2019

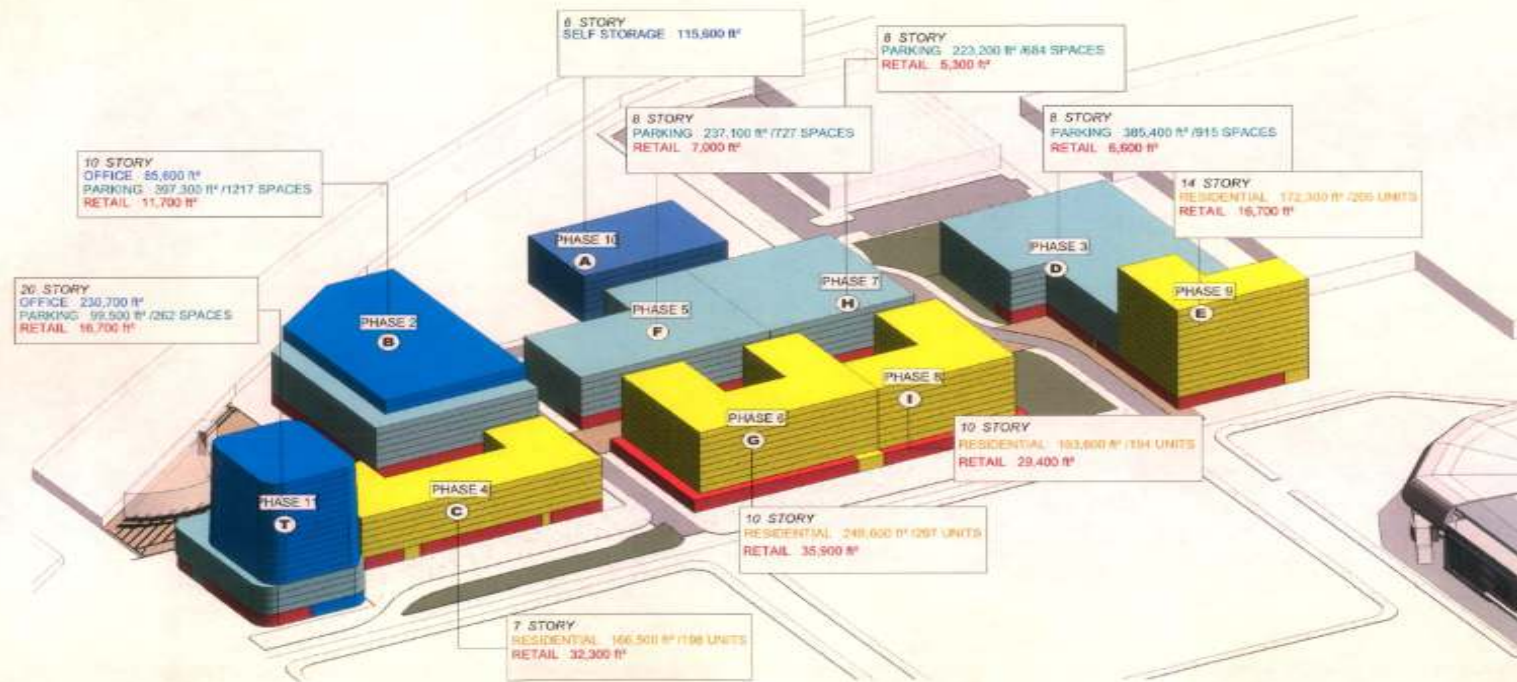


ATTACHMENT B

Exhibit B-6A

CONCEPT PLAN

See attached 8/31/17 drawing "Option A"
by GRO Architects, PLLC



OPTION A			
PROGRAM	GROSS FLOOR AREA	UNIT COUNT	PARKING COUNT
OFFICE	316,300 SF	0	0
PARKING	1,342,500 SF	0	3,805
RESIDENTIAL	752,000 SF	894	0
RETAIL	161,800 SF	0	0
SELF STORAGE	115,800 SF	0	0
	2,688,000 SF	894	3,805

SUPOR MIXED USE
DEVELOPMENT SITE PLAN
1000 FRANK E RODGERS BLVD,
TOWN OF HARRISON,
NJ 07029

OPTION A

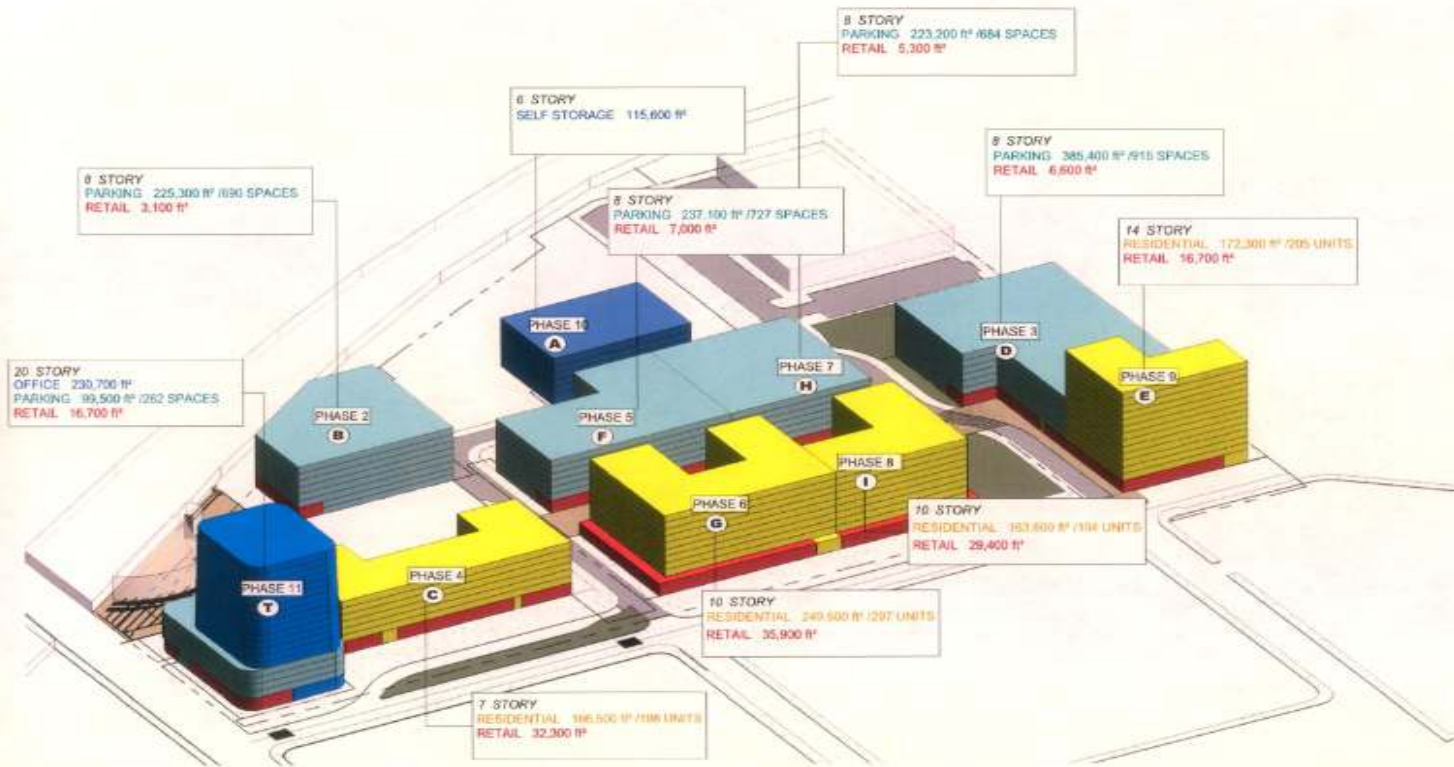
31 AUGUST 2017
GRO ARCHITECTS, P.L.L.C.
215 West Street, 10th Floor
New York, NY 10038
212.345.0700
www.gro-ny.com



Exhibit B-6B

ALTERNATE CONCEPT PLAN

See attached 8/09/17 drawing "Option B"
by GRO Architects, PLLC



OPTION B			
PROGRAM	GROSS FLOOR AREA	UNIT COUNT	PARKING COUNT
OFFICE	230,700 SF	0	0
PARKING	1,170,500 SF	0	3,278
RESIDENTIAL	752,000 SF	894	0
RETAIL	153,000 SF	0	0
SELF STORAGE	115,600 SF	0	0
	2,421,800 SF	894	3,278

SUPOR MIXED USE
DEVELOPMENT SITE PLAN
1000 FRANK E RODGERS BLVD,
TOWN OF HARRISON,
NJ 07029

OPTION B

09 AUGUST 2017
GRO ARCHITECTS, PLLC
275 Water Street, 10th Floor
New York, NY 10038
212.546.6700
www.groarch.com



Exhibit F-1A

Required Development

The redeveloper shall be obligated to construct the following improvements, in accordance with the schedule set forth in Exhibit F-2A of this Agreement.

1. The Access Road: This is a public road that shall have the location and dimensions as set forth on Exhibit B-6A of this Agreement, built in accordance with municipal standards and accepted by the Town.
2. Buildings, as described below and located as set forth on Exhibit B-6A of this Agreement

<u>Phase</u>	<u>Bldg.</u>	<u>Uses</u>	<u>Office Area</u>	<u>Retail Area</u>	<u>Storage Area</u>	<u>Res. Area</u>	<u>Parking Area</u>	<u>Park. Spaces</u>	<u>Res. Units</u>
1		Road, Sub-Division	0	0	0	0	0	0	0
2	B	Off., Retail, Parking	85,600	11,700	0	0	397,300	1,217	0
3	D	Parking	0	0	0	0	385,400	915	0
4	C	Res., Retail	0	32,300	0	166,500	0	0	198
5	F	Retail, Parking	0	7,000	0	0	237,100	727	0
6	G	Res., Retail	0	35,900	0	249,600	0	0	297
7	H	Retail, Parking	0	5,300	0	0	223,200	684	0
8	I	Res., Retail	0	29,400	0	163,600	0	0	194
9	E	Res., Retail	0	23,300	0	172,300	0	0	205
10	A	Self Storage	0	0	115,600	0	0	0	0
11	T	Off., Retail, Parking	230,700	16,700	0	0	99,500	262	0
					0				
		Total	316,300	161,600	115,600	752,000	1,342,500	3,805	894

Exhibit F-1B

Alternate Required Development

The redeveloper shall be obligated to construct the following improvements, in accordance with the schedule set forth in Exhibit F-2B of this Agreement.

1. The Access Road: This is a public road that shall have the location and dimensions as set forth on Exhibit B-6B of this Agreement, built in accordance with municipal standards and accepted by the Town.
2. Buildings, as described below and located as set forth on Exhibit B-6B of this Agreement

<u>Phase</u>	<u>Bldg.</u>	<u>Uses</u>	<u>Office Area</u>	<u>Retail Area</u>	<u>Storage Area</u>	<u>Res. Area</u>	<u>Parking Area</u>	<u>Park. Spaces</u>	<u>Res. Units</u>
1		Road, Sub-Division	0	0	0	0	0	0	0
2	B	Retail. Parking	0	3,100	0	0	225,300	690	0
3	D	Retail. Parking	0	0	0	0	385,400	915	0
4	C	Res., Retail	0	32,300	0	166,500	0	0	198
5	F	Retail. Parking	0	7,000	0	0	237,100	727	0
6	G	Res., Retail	0	35,900	0	249,600	0	0	297
7	H	Retail. Parking	0	5,300	0	0	223,200	684	0
8	I	Res., Retail	0	29,400	0	163,600	0	0	194
9	E	Res., Retail	0	23,300	0	172,300	0	0	205
10	A	Self Storage	0	0	115,600	0	0	0	0
11	T	Off., Retail, Parking	230,700	16,700	0	0	99,500	262	0
		Total	230,700	153,000	115,600	752,000	1,170,500	3,278	894