

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1405

**AN ORDINANCE AMENDING CHAPTER 17 ENTITLED “LAND DEVELOPMENT ORDINANCE”  
OF THE CODE OF THE TOWN OF HARRISON TO INCLUDE PROVISIONS FOR THE TV AND  
FILM STUDIO OVERLAY ZONE**

WHEREAS, the Mayor and Council of the Town of Harrison have the power to adopt or amend zoning ordinances provided such ordinances or amendments are either (i) substantially consistent with the Land Use Plan Element and the Housing Element of the Master Plan or (ii) designed to effectuate such plan elements pursuant to N.J.S.A. 40:55D-62; and

WHEREAS, it is the intent and purpose of the Municipal Land Use Law (“MLUL”) to encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, pursuant to the MLUL N.J.S.A. 40:55D-62(a), reasonable consideration must be given to the character of each district and its suitability to particular uses, and appropriate uses must be encouraged; and

WHEREAS, the Town wishes to foster development that supports a balanced development pattern and enhances long-term economic and social interests of the Town’s present and future residents; and

WHEREAS, the State of New Jersey in recent years has shown growing support for the development of TV and film studios, where most recently the Garden State Film and Digital Media Jobs Act was passed, which through a transferable tax credit, supports the development of businesses that produce films and digital media; and

WHEREAS, the Town desires to create an opportunity for the production of films and digital media in the older industrial area of the Town; and

WHEREAS, the Mayor and Council have determined that certain parcels within the Town are appropriate for the development of film and digital media studios.

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

THAT: Ordinance Section 17-81.1, entitled “Establishment of Zones,” is hereby amended to include the “TV and Film Studio Overlay (TV & F-O).”

THAT: Ordinance Section 17-81.2, entitled “Zoning Map” is hereby amended to read as follows:

“The location and boundaries of the above zones are hereby established on the Zoning Map, dated January 2020, which is attached hereto and made part of this Chapter.”

THAT: The Official Zoning Map of the Town of Harrison is hereby amended in accordance with Attachment A to place the following properties in the TV and Film Studio Overlay:

Block 197	Lot 9
Block 200	Lot 1
Block 201	Lot 1
Block 203	Lots 1 and 14
Block 222	Lots 1, 3.01, and 3.03
Block 223	Lots 1.01 and 6.03
Block 227	Lot 1

THAT: Ordinance Section 17-84, entitled “TV and Film Studio Overlay (TV&F-O)” is hereby created to read as follows:

17-84 TV and Film Studio Overlay (TV&F-O)

A. Purpose. The purpose of the TV and Film Studio Overlay is to permit an optional development to the primarily industrial zoning adjacent to Supor Boulevard. The alternative development would allow a major TV and film production studio

complex with complementary uses. Potential developers may choose to either develop the parcels pursuant to the existing underlying zoning OR choose to utilize the Overlay option. Merging of the two options is not permitted. Once a choice is made between the Overlay or underlying zoning, deviations are not permitted.

The Overlay is approximately 38 acres in size and is anticipated to contain over 300,000 square feet of studio space. A school is proposed to be an integral part of the complex, which will provide training and skills necessary to work within the studio industry. This Overlay is intended to capitalize on its location in the northeast section of the State near the Harrison PATH station, which will provide the interconnection with the NYC Metropolitan market. This Overlay promotes the State's policy to encourage studio production and to capitalize on the State of New Jersey tax credit program: the Garden Film and Digital Media Jobs Act.

**B. Permitted Principal Uses.**

1. Television production studio. A television production studio is an installation facility in which video productions take place, either for the recording of live television to video tape or for the acquisition of raw footage for post-production. The design of the studio is similar to movie studios with special requirements of television production.
2. Film studio/movie studio. A film studio/movie studio is a facility that is used to make films.

The following uses are intended to be associated with and complementary to a television production studio and/or a film studio/movie studio.

3. Office-Coworking space. Office/co-working space is an arrangement where multiple companies share an office space in order to save costs through the utilization of common facilities, including office space, equipment, utilities, and administrative staff such as a receptionist and/or IT personnel.
4. Retail sales and service
5. Restaurants
6. Adult education/school
7. Mixed-use development
8. Hotel, including conference space
9. Warehouse, east of Supor Boulevard
10. Light industrial, east of Supor Boulevard
11. Self-storage, east of Supor Boulevard
12. Medical facilities
13. Financial institutions
14. Movie theaters and similar entertainment uses
15. Child care facilities
16. Public uses
17. Fitness centers
18. No drive-through uses shall be permitted

**C. Permitted Accessory Uses.**

1. Uses accessory and incidental to the principal use. Structured parking may be permitted subject to the ground level parking being visually screened by non-residential uses.

**D. Area and Yard Requirements**

1. Minimum lot area: 20,000 square feet
2. Minimum setback from the public right-of-way: 5 feet

- 3. Maximum setback from the public right-of-way: 10 feet, except for properties east of Supor Boulevard, which shall have no maximum setback from rights-of-way.
- 4. Non-residential uses shall have a minimum depth of 40 feet.
- E. Maximum Height
  - 1. 68 feet, except hotels, which may be 100 feet in height.
- F. Minimum Off-Street Parking
  - 1. Office/Retail/Financial Institutions/TV and Film Studios/other non-residential space not covered below: 1 space per 1,000 square feet of gross floor area
  - 2. Restaurants: One space per 4 seats
  - 3. Hotel: One space per room plus one space per 1,000 square feet of conference or similar space
  - 4. Off-site parking is permitted for non-residential uses only if the developer can provide a long-term parking arrangement to the satisfaction of the Planning Board. As part of the agreement, a shuttle service shall be provided from the Studio area to the Harrison PATH Station.
- G. Article V, “Development Requirements and Standards” of the Harrison Land Development Ordinance shall apply. Should the standards in Article V conflict with the standards in this ordinance section, the standards in this section shall apply.

THAT: Zoning Schedule I, entitled “Bulk Regulations – All Districts,” and Zoning Schedule II-B, entitled “Use Regulations – Non-Residential Districts,” is hereby amended to include the following additional language:

“TV&F-O: see Ordinance Section 17-84 TV and Film Studio Overlay for all use and bulk regulations”

BE IT FURTHER ORDAINED that all prior Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon final passage and publication as required by law.

*/s/ Ellen Mendoza*  
Councilwoman Ellen Mendoza

Introduced: 02-04-2020

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 February 4, 2020 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. CAMANO			X			
M. DOLAGHAN			X			
J. DORAN			X			
J. HUARANGA		X	X			
E. MENDOZA			X			
F. NASCIMENTO			X			
E. VILLALTA					X	
J. FIFE					X	

Adopted: 04-07-2020

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 April 7, 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		X			
J. HUARANGA			X			
E. MENDOZA			X			
F. NASCIMENTO					X	
E. VILLALTA			X			
J. FIFE			X			



