

LAND USE AND ZONING		
BLOCK 138.01, LOT 1 & BLOCK 138.02, LOT 1		
AMENDED HARRISON REDEVELOPMENT PLAN 2012 -MIXED USE DISTRICT		
ZONING REQUIREMENTS		
REQUIRED	PROPOSED	
PRINCIPAL PERMITTED USES	RESTAURANTS AND SERVICE, MULTIFAMILY RESIDENTIAL, OFFICE, RESTAURANTS, MOVIE THEATERS, AND SIMILAR ENTERTAINMENT USES, FINANCIAL INSTITUTIONS, FITNESS CENTERS, WELLNESS CENTERS, CHILD CARE FACILITIES, HOTELS (MINIMUM 110 ROOMS), PARKS, PUBLIC USES, STRUCTURED PARKING, NO DRIVE-THRU USES SHALL BE PERMITTED.	WILL COMPLY
ACCESSORY USES	LAUNDRY, FOR USE OF ON-SITE RESIDENTS, GYM FACILITIES FOR PRIVATE RESIDENTS, PARKING, OFFICE, LOBBIES, TENANT STORAGE, PROPERTY MANAGEMENT/LEASING OFFICES AND ANY OTHER USES CUSTOMARILY INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE.	WILL COMPLY
MAXIMUM HEIGHT	11 STORIES	11 STORIES
SETBACKS	MAXIMUM SETBACK: 0 FT MINIMUM SETBACK: 10 FT*	0 FT
MINIMUM PARKING	1 PARKING SPACE PER DWELLING	WILL COMPLY**
OFFICE/RETAIL/FINANCIAL INSTITUTIONS/MOVIE THEATERS:	MINIMUM ONE (1) SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA;	WILL COMPLY**
RESTAURANT:	ONE (1) SPACE PER FOUR (4) SEATS;	WILL COMPLY**
BEDROOM MIX STANDARDS	A MINIMUM OF 50% OF THE UNITS IN A BLOCK DEVELOPMENT SHALL BE STUDIO AND ONE BEDROOM UNITS;	WILL COMPLY**
	A MAXIMUM OF 50% OF THE UNITS IN A BLOCK DEVELOPMENT WHICH A MAXIMUM OF 10% SHALL BE 3 BEDROOM UNITS.	WILL COMPLY**
STREET LEVEL RETAIL	A MINIMUM OF 85% OF THE STREET LEVEL FRONTAGE ALONG THE LENGTHS OF THE RETAIL CORRIDOR SHALL CONTAIN RETAIL SALES/RESTAURANT USES AS SHOWN ON THE GROUND FLOOR USES MAP	WILL COMPLY**
	A MINIMUM OF 80% OF THE FRANK E. RODGERS BOULEVARD FRONTAGE NORTH OF THE RAILROAD OVERPASS SHALL CONTAIN RETAIL SALES/RESTAURANT USES AS SHOWN ON THE GROUND FLOOR USES MAP	N/A
RETAIL AND OTHER PERMITTED NON RESIDENTIAL USES SHALL HAVE A MINIMUM SETBACK OF 40 FEET		COMPLIES**
FITNESS CENTERS	ACCESSORY FITNESS CENTERS, GYMS, LOBBIES AND LEASING OFFICES MAY BE PERMITTED ON THE GROUND FLOOR BUT SHALL NOT COUNT AS PART OF THE STREET LEVEL RETAIL FRONTAGE REQUIREMENT.	COMPLIES**
GARAGE DOORS	NO INDIVIDUAL GARAGE DOORS MAY FRONT ON PUBLIC STREETS.	COMPLIES

(W) WAIVER  
(N/A) NOT APPLICABLE  
(\*) AN ADDITIONAL SETBACK OF 10 FEET IS PERMITTED ONLY IF THE SETBACK IS USED TO PROVIDE A PUBLIC AMENITY, OUTDOOR DANCING OR PROVIDES ARCHITECTURAL INTEREST (E.G. OFFSETS) TO THE BUILDING FAÇADE. SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION  
(\*\*) SEE MAP REF#3

TOWN OF HARRISON 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
78	1.01	PORT AUTHORITY TRANS-HUDSON C/O PORT NY	150 GREENWICH ST., 23RD FL., NEW YORK, NY 10007
78	1.02	P.S.E&G SERV. CORP (T6)	80 PARK PLAZA, 6TH FLOOR TAX NEWARK, NJ 07102
114.02	10.01	PORT AUTHORITY TRANS-HUDSON	111 EIGHT AVE., NEW YORK, NJ
115.01	27	PENNSYLVANIA RAILROAD CO.	N/A
137	17.02	PORT PROPERTIES ENTERPRISES, LLC	433 BERGEN STREET, KEARNY, NJ 07032
138.02	I	BLOCK A PARTNERS URBAN RENEWAL	1041 US HIGHWAY 202/ROUTE 202/ROUTE 446, BRIDGEWATER, NJ 08807
138.03	I	RUSO AT HARRISON I, LLC	570 COMMERCE BLVD., CARLSTADT, NJ 07072
138.04	I	BLOCK D PARTNERS URBAN RENEWAL	1420 US HIGHWAY #106 #200, BEDMINSTER, NJ 07921
149	1.02	SUPOR PROPERTIES ENTERPRISES, LLC	1004 E. RODGERS BLVD. SOUTH HARRISON, NJ 07029
150	16.01	AR @ HARRISON I, LLC	1430 STATE HIGHWAY #206, BEDMINSTER, NJ 07921

MAP NOTES  
I. BEARINGS ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), ESTABLISHED VIA RTK GPS OBSERVATIONS.

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SYMBOL **DESCRIPTION**

EXISTING PROPERTY LINE  
PROPOSED PROPERTY / ROW LINE  
ADJACENT PROPERTY LINE  
EASEMENT  
CENTERLINE

**81** Know what's below  
Call before you dig.

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