



R C A R E D E V E L O P M E N T P L A N

T O W N O F H A R R I S O N H U D S O N C O U N T Y , N E W J E R S E Y



INTRODUCTION

The Town of Harrison in Hudson County, which was once an industrial power in the New York/New Jersey region, has, like most of the northeast, seen its industrial base significantly decline since the middle of the 20th century. This has left the Town with an abundance of older industrial facilities that are either abandoned, or no longer used in the same capacity that they once were. These under-utilized areas that were once the heart of the Town's economy have now become remnants of a bygone era, where properties are falling into disrepair from years of neglect, and life has moved elsewhere. The Town has been actively revitalizing its industrial areas, most notably along the Passaic River waterfront, and using redevelopment as a tool to transform these areas into a thriving urban community.

In some cases these older industrial buildings may need to be demolished to make way for new construction. In other cases, preserving the existing buildings and re-purposing them for current market conditions and modern living can be a way to achieve the desired revitalization without destroying ties to the industrial heritage of the Town. Where feasible, it is generally preferred that existing buildings be adaptively re-used, as this can also be a more cost effective and sustainable approach to urban development.

As shown in the attached aerial map, the Vo Toys Redevelopment area is comprised of two separate sites just north of Interstate 280. Block 156 Lot 1, and Block 131 Lots 17-24, are together approximately 2.5 acres in size. The two sites are diagonal to one another in an area that is in between residential and commercial sections of the Town. Just to the north and east of the Area are primarily residential properties, and to the south and west are strip commercial developments. The area is served by public transportation, with the Harrison PATH train station approximately 1/4 mile or 5 blocks south of the Redevelopment Area, on Frank E. Rodgers Boulevard.

Block 156 Lot 1 is the entire block bound by Sussex Street to the north, Bergen Street to the south, Sixth Street to the east, and Fifth Street to the west. It is developed with three industrial warehouse brick structures that are were constructed in the early 20th century, and have recently been used by Vo Toys as a distribution center for animal toys. These buildings were originally constructed and used by General Electric, and later by RCA. These aging industrial facilities are no longer suitable for their originally intended purpose, and have become obsolete as warehouses.

The other site, which is held in common ownership with the Vo Toys site, is the easternmost portion of Block 131, and is currently a surface parking lot. It is bound to the north by Bergen Street, to the east by Fifth Street, and to the south by Essex Street. To the west of this site is the rest of Block 131, which is developed with an Advanced Auto Parts strip commercial building and accompanying surface parking lot.

On January 3, 2012, the Mayor and Council of the Town of Harrison adopted a resolution requesting that the Town Planning Board investigate the Vo Toys area to determine whether it would qualify as an area in need of redevelopment as defined in the Local Redevelopment and Housing Law. A preliminary investigation was undertaken, and on July 11, 2012, the Planning Board adopted a resolution recommending that Block 131 Lots 17-24, and Block 156 Lot 1, be designated as an area in need of redevelopment. The Mayor and Town Council officially declared this as an area in need of redevelopment by a resolution dated July 17, 2012.

This document serves as the Redevelopment Plan for the Area, and guides future development of the Vo Toys site.





**Harrison Town
Redevelopment Study
Block 131 Lot 17-24
Block 156 Lot 1**

75 37.5 0 75
Feet

May 2014



Sources: NJGIN (County and Municipal Sources), Bing Maps

STATUTORY REQUIREMENTS

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Area proposed to be acquired in accordance with the Redevelopment Plan;
5. Any significant relationship of the Redevelopment Plan to:
 - The Master Plans of contiguous municipalities;
 - The Master Plan of the County in which the municipality is located; and
- The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985 c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

PLAN PRINCIPLES

The purpose of this Plan is to guide the redevelopment of the Vo Toys properties towards becoming a viable property which supports the objectives of the Town overall and contributes to the revitalization of Harrison. The Redevelopment Area should be converted into uses that better reflect the residential and commercial land uses of the surrounding neighborhood, and contribute to their well being.

A basic principle of this Plan is to adaptively re-use existing structures, rather than demolition and new construction. The Vo Toys buildings have historic value to the community, and preserving their character is central to this Plan. While the buildings may have reached the end of their life cycle as a warehouse or distribution center, and their industrial use is not compatible with their residential surroundings, the essential character and structure of the buildings do not present any conflicts with the neighborhood. The buildings also have high ceilings and a relatively open floor layout, which is ideal for urban loft style residences or small scale commercial uses. Thus, they should be re-purposed to suit the current needs of the Town.

The redevelopment of these properties should be done with sustainability and green design being a consideration for every step of the redevelopment process. To the greatest extent feasible, the redevelopment should incorporate the latest in green building technology and design, as well as green stormwater management practices and promote mass transit ridership.



GOALS AND OBJECTIVES

1. To redevelop the existing RCA property into residential and commercial uses that will contribute to the welfare of the community.
2. To encourage the adaptive re-use and restoration of the existing buildings.
3. To maintain the character and scale of the existing buildings.
4. To encourage architectural design that will contribute to a more interesting streetscape at the sidewalk level.
5. To provide sufficient parking to serve the needs of the future residents and to encourage parking location and design that integrates parking in an inconspicuous and unobtrusive manner.
6. To promote sustainable design principles and practices.



RELATIONSHIP OF PLAN TO TOWN LAND DEVELOPMENT REGULATIONS

The Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. The Plan supersedes the use, bulk, and design standard provisions of the Town Land Development Regulations.

Any deviation from permitted use standards, or height of a principal structure standards, which would result in a "d" variance under the MLUL, shall be addressed as an amendment to the Plan. Neither the Planning board nor the Board of Adjustment shall have authority to allow deviations from the permitted use, or height standards where relief is required under NJSA 40:55D-70(d). The Planning Board shall have power to grant relief from other bulk and dimensional requirements of the Plan to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the Municipal Land Use Law. The Planning Board shall consider the comments of the Harrison Redevelopment Agency when evaluating relief from the bulk requirements.

All exceptions or waivers from design standards from the requirements for site plan or subdivision approval shall be granted by the Harrison Redevelopment Agency.

All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A.

40:55D, et seq. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12a.&b.

Final adoption of this Redevelopment Plan by the Mayor and Town Council shall be considered an amendment to the Town's Zoning Ordinance and Official Zoning Map.

No application for development or redevelopment in the area may be filed with the Redevelopment Agency until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and local Ordinance, will be submitted to the Redevelopment Agency for review and approval, pursuant to N.J.S.A. 40:55D-1 et seq.

The Redevelopment Agency shall require the developer to provide a bond or bonds of sufficient size and duration to guarantee the completion of the project in compliance with the requirements of law and planning approvals.

LAND USE PLAN

The Redevelopment Area shall consist of both sites, Block 156 Lot 1, and Block 131 Lots 17-24. A single comprehensive plan for the development of the entire area is required.

The plan separates the two sites into two distinct land use zones. Block 156 Lot 1 will be the Adaptive Re-Use Zone, while Block 131 Lots 17-24 will be the Structured Parking Zone. The intent is that both sites will be developed together in one comprehensive plan, but will be subject to standards that are specifically suited to the unique circumstances of each site.

Any deviation from the bulk, and parking standards set forth in this plan shall require a variance. Any deviation from the design standards set forth in this plan shall require a design waiver.

Adaptive Re-Use Zone

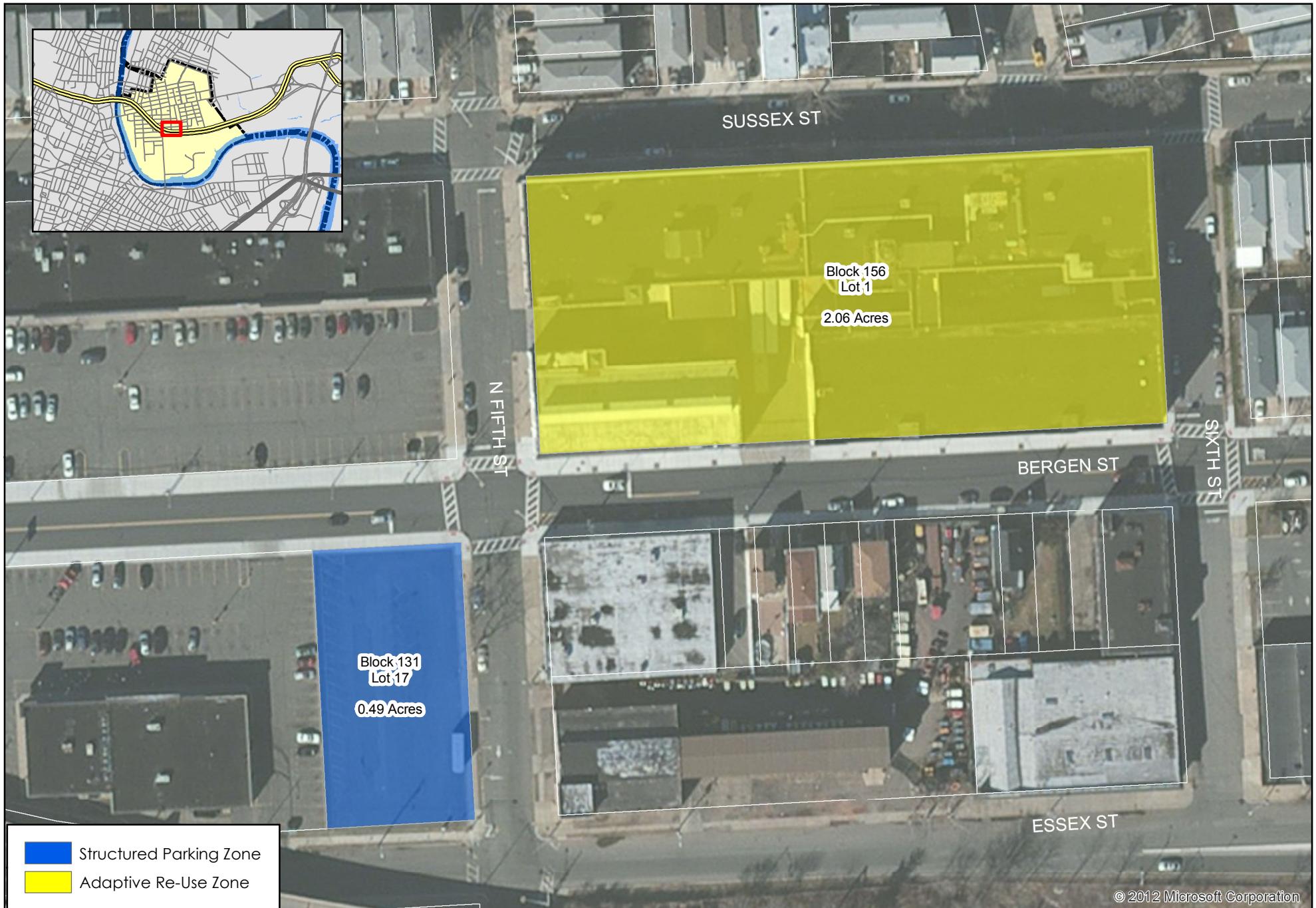
Purpose: The Adaptive Re-Use Zone is intended to provide for the re-use of the three existing principal buildings by adapting them to house residential units and compatible commercial uses. Depending on the size of the apartments, between 300 to 325 units could potentially be developed within the parameters of this Plan. The existing Vo Toys buildings should be re-purposed into loft style apartments with landscaped courtyards and rooftop terraces, as well as

other urban amenities. The existing building facades should be renovated and restored with any new design elements used to enhance the building face. Parking should be provided on site as much as possible. No demolition of the existing principal structures within this zone shall be permitted. Existing accessory structures may be removed as necessary.

For the purposes of this Plan, the northern building on the property will be referred to as Building A, the southeastern building will be referred to as Building B, and the southwestern building will be Building C.

Permitted Principal Uses

- Multi-family residences
- Retail sales and services, only along the ground level frontage of Fifth Street and Bergen Street
- Restaurants, only along the ground level frontage of Fifth Street and Bergen Street
- Financial Institutions, only along the ground level frontage of Fifth Street and Bergen Street
- Fitness/Wellness Centers
- Structured Parking
- Relocation of existing cellular antennae
- Drive-thru facilities are not permitted



Hever, Gruel, & Associates
236 Broad Street
Red Bank, NJ 07701
www.hgpa.com
Community Planning Consultants

**Harrison Town
Redevelopment Zoning Map
Block 131 Lot 17-24
Block 156 Lot 1**

75 37.5 0 75
Feet

August 2012



Sources: NJGIN(County and Municipal Sources), Bing Maps

Accessory Uses

- Uses and structures customarily incidental to the principal permitted uses, such as off-street parking, outdoor plaza spaces, and signage

Bulk Standards:

- Height: New construction may extend up to the following number of habitable floors above the roofline of the existing buildings:
 - Buildng A - 3 floors above existing roofline
 - Buildng B - 2 floors above existing roofline
 - Buildng C - 0 floors above existing roofline
- New floors added to the existing buildings must be set back a minimum of 6 feet from the existing building face.
- Maximum Building Coverage: The existing building coverage shall not be exceeded.
- Setbacks: The existing setbacks shall be maintained along Sussex, Bergen, Fifth, and Sixth Streets. No new structures or structural additions shall be permitted in the front yard.
- Landscaping, street furniture, or other streetscape elements may be permitted within the front yard, so long as a minimum effective sidewalk width of at least 6 feet is maintained.
- Residential Bedroom Mix: A minimum of 50% of residential units must be studio or 1-bedroom apartments.

Structured Parking Zone

Purpose: The structured parking zone is intended to accommodate any parking requirements of the uses in the adaptive re-use zone that can not be reasonably met on that site. The parking structure developed should not only help to meet parking ratio requirements, but should be designed to contribute aesthetically to the character of the Redevelopment Area and the neighborhood overall. The use of innovative screening techniques and façade treatment is strongly encouraged for the parking structure.

Permitted Principal Uses:

- Structured Parking

Bulk Standards:

- Maximum Height: 5 levels
- Maximum Lot Coverage: 100%
- Appropriate site triangles shall be maintained at all driveway access locations
- Landscaping, street furniture, or other streetscape elements may be permitted within the front yard, so long as a minimum effective sidewalk width of at least 6 feet is maintained.

Parking Standards:

The following parking standards apply to the entire Redevelopment Area:

1. Parking must be provided at a minimum ratio of one off-street parking space per residential unit. This parking requirement must be met within the Redevelopment Area.
2. Parking for uses that are not residential shall meet the following minimum requirements:
 - a. Office/retail/financial institutions: 1 space per 1,000 square feet of gross floor area
 - b. Restaurant: 1 space per 4 dining seats
 - c. Fitness center or wellness center (as principal use): 1 space per 1,500 square feet of gross floor area

Design Standards

Architectural Standards

1. Projecting elements on the building face such as balconies, 4 foot marquees, bay windows, or porches may project to the curb line, provided they are at least 8 feet above the sidewalk level.
2. Windows and doors shall be vertically oriented, having a vertical distance between mullions that is at least 1.5 times the horizontal distance between mullions.
3. Trim elements or visible framing of windows and doors should be painted or sealed.
4. Adequate lighting throughout the site should be provided by lighting fixtures that are compatible to the overall building design.
5. Where masonry is existing or used for new construction, all entry way

and window openings shall have concrete, masonry, or exposed steel lintels.

6. Where siding is used, openings must be cased.
7. All hipped or gabled roofs must have eaves.
8. Overhang of eaves must be a minimum of 2 feet from the building face.
9. No dormer windows are permitted.
10. Gutters and downspouts shall be made of galvanized steel, copper, or aluminum.
11. Parking areas and parking structures should be designed to minimize their visual impacts. They should be architecturally compatible with the overall design, and contribute to the visual interest of the streetscape.
12. Openings in the building face of parking structures should be screened to reduce the impact of lights from vehicles within the parking structure.
13. No blank walls shall front the public right of way. All facades shall be designed to contribute to the visual interest of the streetscape, either through architectural details, or other artistic improvements.
14. Fire escapes are not permitted on the front facades of the buildings.
15. Green roofs, or landscaped areas on the existing roof structures are strongly encouraged.
16. Awnings shall have a metal structure covered with canvas, metal or like product. Awnings may have a front skirt; the bottom of the skirt shall not be scalloped.

17. The bottom edge of an awning shall be a minimum of 8 feet above grade.

Streetscape/Landscaping Standards:

1. Design of landscaped areas shall utilize the best management practices regarding maintenance.
2. All plant species installed shall be appropriate for the particular climate and urban location of the Redevelopment Area.
3. Street trees of a species suitable for the environment shall be installed along each sidewalk at a spacing of 30 feet on center wherever feasible.
4. Street trees shall be installed with a 4' x 4' tree grate set parallel and flush to the curb. Tree grates shall be made of heavy grade, cast iron or cast aluminum of silver or bright gray finish or recycled polygrate plastic. The center hole shall be expandable to accommodate tree growth.
5. Fences shall be constructed of aluminum or steel and have stucco or masonry piers. Chain link or wooden fences are not permitted.
6. New street furniture shall be compatible with the design of the buildings as well as the streetscape.
7. Street light fixtures shall be a maximum of 18 feet in height, and the supporting light pole shall not exceed 20 feet in height.
8. Street lights shall be coordinated with other street furniture and street trees.
9. Street lights shall be mounted on fixtures which arc towards the

ground plane.

10. Bike racks shall be installed near all building entrances.
11. Garden walls and sitting walls shall be a minimum of 24 inches in height, and a maximum of 36 inches in height, and should be constructed of materials compatible with the overall design.
12. Garden walls shall be a minimum of 8 inches thick, and have a horizontal cap.

Parking and Circulation Standards:

1. All 90 degree perpendicular angled parking spaces shall be a minimum of 9 feet in width and 18 feet in depth where drive aisle widths are less than 24 feet. Where drive aisle widths are 24 feet or greater, parking spaces may be a minimum of 8.5 feet in width.
2. Up to 20% of parking spaces may be designated for compact cars, and may be a minimum of 8 feet in width and 15 feet in depth.
3. Vehicular access to parking areas and parking structures should be designed to minimize any conflicts with pedestrians.

Mechanical Equipment/Building Services Standards:

1. To the greatest extent feasible, building loading and service areas should be screened from public view.
2. Mechanical equipment must be located on the interior of the site or on the roof, and must be screened if visible to the public.
3. Trash and recycling shall be internally located in the building and

hidden from public view.

4. Efforts shall be made to make utilities as visually unobtrusive as possible.
5. Meters and access panels shall be integrated with street and building design.

Telecommunications Equipment Standards:

1. Relocated existing telecommunications facilities shall be permitted on the side of an existing building below the roof line or mounted on a stair or elevator bulkhead set back from the parapet in order to screen the facility from public view. The antennas shall be painted to match the color of the building.

Signage Standards:

1. All signage shall be coordinated, original, and aesthetically compatible. It shall be legible and dimensionally proportional.
2. Sign area is calculated by the smallest plane figure enclosing all design elements.
3. Signage shall be integrated into the overall architectural design of the building.
4. A one building mounted project ID sign shall be permitted at each of three building entrances. The sign shall not exceed 15 square feet.
5. Each retail use is permitted no more than two signs, not to exceed 40 square feet in total.

6. Horizontally oriented signage shall not protrude above the sill line of the second floor (vertically oriented banners or blade signage are exempt.)
7. No sign shall project above the roof line.
8. Street and directional signage and street lighting should be aesthetically unified or complementary.
9. Blade signs shall be a minimum of eight feet above grade and shall be a maximum size of six square feet. A blade sign is defined as a vertically oriented wall sign.

Permitted Signs

1. Blade signage, neon signage, individual backlit letters, iconographic signage
2. Overhead lamps or spotlights may illuminate signs.
3. On-site advertising
4. Temporary signs advertising the development for up to 24 months

Prohibited Signs

1. Flashing signs, signs which vary in luminous intensity, and box signage
2. Moving signs or signs which provide the illusion of movement
3. Freestanding signs and billboards
4. Off-site advertising signs

Sustainable Building Standards

All development will be required to comply with the following Green Standards.

A minimum of 20 of the following 29 standards must be provided.

1. Passive Solar, Ventilation & Shading Design

Passive Solar - The basic natural processes used in passive solar energy are the thermal energy flows associated with radiation, conduction and natural convection. When sunlight strikes a building, the building materials can reflect, transmit or absorb the solar radiation. These basic responses to solar heat lead to design elements, material choices and placements that can provide heating and cooling effects in a home. Passive solar energy means that mechanical means are not employed to utilize solar energy.

Solar Photovoltaic Readiness - Roofs should be constructed to accommodate a future solar PV system. This includes ensuring that the roofing structure and finish material can bear the structure required to add a solar PV array. In addition, there must be a 2" (minimum) conduit run that provides roof-to-electrical panel room connectivity.

Passive Ventilation & Shading - Buildings and windows should be oriented to resist cold northern winds and lack of sun in the winter and open to warmer southern breezes in the summer. Apply suitable roof overhangs, awnings and/or deciduous trees.

2. Pedestrian Paths (Sidewalks)

Build sidewalks that are wide, pleasant, and buffered from automobile traffic. Create pleasant walkways and bikeways through site to

community areas, between buildings, surrounding neighborhoods, and parking.

3. Bike Racks

Provide a safe and secure place to lock up bikes. Select an area that can be monitored via security, windows, and/or common passage.

4. Ducts and HVAC protected from dust during construction and/or cleaned prior to occupancy

Completely seal duct and HVAC equipment openings with plastic film and tape, or other suitable material, until after final cleaning of unit. If system is used during construction, install MERV 8 filters on all return grills. In addition (or as an alternative), thoroughly flush and vacuum all ducts prior to system startup and upon completion of all construction and finish work.

5. Low VOC Interior Paints and Finishes

Follow VOC limits for all paints.

6. Low VOC Adhesives and Sealants

Follow VOC limits for all adhesives and sealants.

7. MERV 8 (or higher) air filters in ducted forced air systems

Install pleated furnace filters, minimum MERV 8, during testing and balanced of HVAC system and for the life of the system. If running ducted forced air system during construction, use MERV 8 filters during construction, replace regularly, and prior to system testing and balancing.

8. *Combustion Devices Directly Vented or Sealed*

With the exception of gas stoves, all combustion devices must be power vented or sealed combustion.

9. *Automatic Bathroom Ventilation*

Install fans that directly vent to the outside in bathroom with automatic timer control. This is also a minimum requirement for ENERGY STAR Certification. Fans shall have a maximum of 1.5 sones (noise level).

10. *Direct Vent of Kitchen*

All kitchen exhausts shall be directly vented to the outside.

11. *Encapsulation of non-UF (Urea Formaldehyde) free composite cabinets*

If Urea Formaldehyde is in any particleboard or other composite wood product incorporated into the interior of the project (cabinetry, countertops, etc.), all exposed edges (those not covered by another, sealing material – including backs) must be coated and sealed with water-based polyurethane or approved paint to slow the out-gassing rate of harmful toxins. Sealing can be done in shop, before delivery, however, if the cabinetry is cut on-site, the cut faces must be resealed prior to installation.

12. *Insulation with Low Formaldehyde Content*

The most common form of insulation in homes today is fiberglass, fabricated primarily from silica sand, which is spun into glass fibers and held together with an acrylic phenol-formaldehyde binder. There are brands of fiberglass insulation that do not contain phenol-formaldehyde binding agents and are an unfaced white batt insulation

bonded with a formaldehyde free thermosetting resin. The Uniform Construction Code prohibits urea-formaldehyde foam insulation. The binder used in batt insulation should be phenol-formaldehyde-free. One of the more reasonable priced alternatives to fiberglass insulation is cellulose spray-in insulation; of which recycled newspaper is a major component. Other alternative insulation systems to consider are soy foam, recycled denim, and oyster shell insulation.

13. *Operable Windows*

Choose windows that can be opened. Operable windows provide opportunities for natural heating, cooling, and ventilation as well as providing a direct connection to the outdoors and the neighborhood. Also, ensure that the window is easily operable. For example, if the window is too heavy to lift and does not have a lip to grab then it is not readily operable; this could really be an issue for frail or elderly residents, who would have to call for assistance.

14. *Smoke-Free Building*

Implement and enforce a “no smoking” policy in all common and individual living areas of all buildings. Common areas include rental or sales offices, entrances, hallways, resident services areas and laundry rooms.

15. *Exterior Wall Drainage Plane*

Provide exterior wall drainage plane using building paper, housewrap or layered water resistant sheathings (rigid insulation or a foil covered structural sheathing) with seams taped or sealed.

16. Window Flashing Details

All windows and exterior openings must demonstrate best practices for flashing details in order to create a weather resistant barrier. Details must be developed to meet the intent for both the window and wall system manufacturer's products. Window details will show pan and sill flashing, damming the edges of the bottom sill flashing, and location of weep holes to exterior facade.

17. Roof

Roof warranty should be 30 years for pitched roofs and 20 years for flat roofs.

18. All Units ENERGY STAR Certified

All Projects are required to be Energy Star Certified or Equivalent as a threshold.

19. ENERGY STAR Appliances

Refrigerator, clothes washer, and dishwasher must be ENERGY STAR rated.

20. ENERGY STAR Lighting Fixtures

Install ENERGY STAR labeled lighting fixtures or the ENERGY STAR Advanced Lighting Package in all interior units, and use ENERGY STAR or high-efficiency commercial grade fixtures in all common areas and outdoors. Also, install ENERGY STAR or equivalent energy efficient lamps in all fixtures.

21. Windows with Low-E coating

All windows installed should meet ENERGY STAR guidelines and have a low-E coating.

22. Occupancy and Daylighting Controls

Lighting in community and meeting rooms, laundry, and other common spaces, must have occupancy and automatic daylight controls to reduce energy use when unoccupied. Common space does not include hallways, stairwells and any means of egress. For example, exterior porch and site lighting has daylight sensors and controls.

23. High Energy Factor Water Heaters beyond ENERGY STAR Requirements

Install water heater with energy factor greater than 60% AFUE for gas fired units and 0.95 for electric. For unit-by-unit water heaters, use electric water heater (tank type) of 0.91 EF (efficiency) or greater; a natural gas water heater (tank type) of 0.60 or greater for 50-gallon, 0.62 EF or greater for 40-gallon, or 0.65 EF or greater for an instantaneous model (tankless).

24. Easy to Use Programmable Thermostats

Provide a seven-day, digital programmable thermostat that runs on 24volts of the HVAC system, with battery backup, and no mercury. Make buttons large and system easy to use.

25. Recycle or salvage construction and demolition debris

Develop plan and protocol to properly sort and dispose of construction waste material separate from recycled material. Establish a system for daily collection and separation of materials designated to be recycled including concrete, metals, wood, recyclable plastics, bottles and cardboard, at a minimum.

26. *Recycling Centers in Common Areas*

Design buildings with easy access to recycling stations that are well marked, easy to understand and accessible and compatible with county or municipal recycling programs

27. *Low-Flow Fixtures*

Faucets shall be a maximum of 1.5 gpm in the kitchen, and 0.5 gpm for the bathroom. Showerheads shall be a maximum of 2 gpm.

28. *High Efficiency Toilets*

Toilets shall have an efficiency of 1.3 gallons per flush, or better (less). Dual-flush toilets can also be used with a maximum flush of 1.3 gallons.

29. *Electric Charging Stations*

Electric Charging Stations may be provided within existing and proposed parking areas in public and/or private parking facilities.



RELATIONSHIP TO OTHER PLANS

Town of Harrison Master Plan

The most recent master plan for the Town of Harrison was adopted in November of 2007. This Plan is consistent with the goals, objectives and recommendations of that Plan. The master plan recommends that the city capitalize on redevelopment efforts, while redeveloping the waterfront and strengthening the connections between the waterfront, the PATH Station, and the downtown area.

Hudson County Master Plan

Hudson County issued a re-examination of its 2002 Master Plan in August of 2008. This Plan is consistent with the following goals and objectives of the Re-examination report:

- To provide for the economic revitalization of the County's commercial and industrial base;
- To provide for a full range of retail businesses and personal services in suitable locations to serve the needs of the County;
- To assist in the implementation of the development and redevelopment of the waterfronts of the Hudson, Passaic and Hackensack Rivers;
- To promote compact and mixed use development patterns;

Master Plans of Adjacent Municipalities

The Redevelopment Area is located in the center of Harrison, and not near the border of any neighboring municipality. The redevelopment should have minimal or negligible impacts on the plans of any adjacent municipalities.

NJ State Strategic Plan

The recently adopted State Strategic Plan, the state's development and redevelopment plan, states that one of its primary goals is to encourage development in areas with existing infrastructure, such as this Redevelopment Area. This Redevelopment Plan advances the goals of the State Strategic Plan.

PROPERTY ACQUISITION

The use of condemnation is not anticipated at this time.

RELOCATION

No relocation is necessary as it is anticipated that the designated redeveloper will address any relocation needs through acquisition of parcels.

AFFORDABLE HOUSING

No affordable housing units are identified to be removed as part of the implementation of this Redevelopment Plan. Any affordable housing obligation incurred by the redeveloper shall be addressed through a Redeveloper Agreement.



IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Redevelopment Entity

The Harrison Redevelopment Agency shall serve as the Redevelopment Entity.

Selection of a Designated Developer

Potential redevelopers will be required to submit to the Redevelopment Entity for review and approval prior to the designation of a redeveloper at a minimum:

- Financial responsibility and capability
- Estimated development cost
- Estimated time schedule
- Conceptual site plans including visual plans and elevations at a minimum.
- Fiscal impact analysis

After review and evaluation of all proposals by the Redevelopment Entity, the Entity may select one developer and proceed to negotiate a Memorandum of Understanding. The Entity may also reject all proposals.

Appointment of a Designated Redeveloper

Upon the selection of a Designated Redeveloper, the Redevelopment Entity shall then proceed to negotiate a formal Redevelopment Agreement.

Designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. The estimates referred to in the previous section shall be finalized by the designated Redeveloper at the time of execution of such agreement.

Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to the Redevelopment Entity and then to the Planning Board for site plan approval as required pursuant to the Municipal Land Use Law (NJSA 40:55D-1 et seq.) by the Redeveloper for approval to insure conformance with the approved preliminary submission.

Conditions in Redevelopment Agreement

Each Redevelopment Agreement will be contingent upon the following conditions, restrictions, and/or requirements.

1. The Redevelopment Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. A Designated Redeveloper will be obligated to complete on-

site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.

3. The deed of conveyance shall include a restriction that the Designated Redeveloper and his successors or assigns shall devote land to the user(s) specified in the Designated Redeveloper's final plan and shall not devote such land to any other uses.
4. No Designated Redeveloper will be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Town of Harrison and the Redevelopment Entity have been obtained.
5. The consent of the Town of Harrison and the Redevelopment Entity shall be required prior to the disposition of all or any of the Designated Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Designated Redeveloper of all on and off-site improvements as may have been approved and required.
6. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Town of Harrison and the Redevelopment Entity or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.

7. The Redeveloper shall pay to the Redevelopment Entity a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.
8. The Redevelopment Entity and the Town of Harrison reserve the right to terminate any Redeveloper Agreement with a Designated Redeveloper subject to the terms and conditions of the Redevelopment Agreement.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Review Process

All development proposals within the Redevelopment Area shall submit concept development plans to the Harrison Redevelopment Agency (HRA) for review and approval. If HRA determines that the plans are not in conformance with the Redevelopment Plan or the conditions of the Redeveloper Agreement, Harrison Redevelopment Agency shall advise the Redeveloper of the issues that give rise to such non-conformance. The Redeveloper shall then revise the plans and resubmit them as many times as necessary to receive approval from the Harrison Redevelopment Agency. Upon conceptual approval by the Harrison Redevelopment Agency, the development plans shall then be submitted to the Planning Board for development approval pursuant to statute (NJSA 40:55D et seq.)

The minimum submission to the HRA shall include the following:

- Conceptual site plan, including parking and landscaping
- Building floor plans, with detail emphasis on the sidewalk level
- Building elevations
- Building sections at a scale sufficient to discern detail at the sidewalk level
- Detailed information sufficient to describe architectural character, materials, and color

- Explanation illustrating how the project is in compliance with the Redevelopment Plan

The redeveloper shall be responsible for paying the costs associated with having the relevant professionals review and comment on the project. Costs associated with this review shall be billed at the hourly rate of the professional so retained by the HRA.

Duration of Redevelopment Plan

During the time that the Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity (unless the Entity has been dissolved in which event the municipal governing body assumes the responsibility). The Redevelopment Plan will remain in effect for 30 years. After that period the Zoning Ordinance will regulate the development of the Redevelopment Area.

Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Entity will notice the owner of such land whose interests therein may be materially affected by such amendment.