

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1286

**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 on April 24, 2012; and

WHEREAS, during the past year since the Redevelopment Plan was adopted there have been changed conditions and circumstances; and

WHEREAS, these changed conditions relate to one of the redevelopment parcels that was designated for high rise residential development; and

WHEREAS, it has been determined that it is more appropriate to designate the parcel for mixed use development due to its location along Harrison Avenue, one of the primary commercial corridors in the Town and also due to the need to provide an appropriate balance between residential and commercial uses; and

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

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

WHEREAS, since the adoption of the Redevelopment Plan in April 2012, it has been determined that the Building Height By Block Map of the Redevelopment Plan should be amended to reduce the building height for the parcel to the south of Harrison Avenue, east of the Passaic River, west of Dey Street and north of Warren Street from ten to twenty five stories to three to five stories; and

WHEREAS, since the adoption of the Redevelopment Plan in April 2012, it has been determined that the Land Use Plan Map should be amended for the parcel bound to the south of Harrison Avenue, east of the Passaic River, west of Dey Street and north of Warren Street from the Residential District to the Mixed Use District; and

WHEREAS, since the adoption of the Redevelopment Plan in April 2012, Superstorm Sandy occurred which resulted in changes to the FEMA Flood Hazard maps; and

WHEREAS, as a result, the Environmental Constraints Flooding map should be amended to reflect the most current FEMA Advisory Base Flood Elevation data; and

WHEREAS, since the adoption of the Redevelopment Plan in April 2012, it has been determined that the Ground Floor Land Uses map should be amended to require commercial use on the ground floor along Harrison Avenue on the parcel to the south of Harrison Avenue, east of Passaic River, west of Dey Street and north of Warren Street; and

WHEREAS, in order to provide a substantial commercial presence along Harrison Avenue, the redevelopment parcel along the south of Harrison Avenue, east of the Passaic River, west of Dey Street and north of Warren Street should be required to contain a minimum of 15,000 square feet of commercial (non-residential) space; and

WHEREAS, a new subcategory under “Mixed Use District: Bulk Standards” should be added as follows:

- J Street level commercial frontage
  - A minimum of 15,000 square feet of commercial (non-residential) space should be

provided on the development parcel south of Harrison Avenue, east of the Passaic River, west of Dey Street and north of Warren Street.

- Permitted commercial/non-residential uses shall have a minimum depth of forty feet.
- 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 commercial requirement; and

WHEREAS, since the adoption of the Redevelopment Plan in April 2012, it has been determined that the vacation of Dey Street between Harrison Avenue and Warren Street as a public right-of-way is no longer necessary and that portion of Dey Street should remain as a public right of way in order to facilitate redevelopment through increased circulation and access; and

WHEREAS, as a result, the Key Circulation Proposals Map and the Buildout Road Network Map should be amended to reflect the continuation of Dey Street between Harrison Avenue and Warren Street as a public right of way; and

WHEREAS, to maintain consistency with the mapping included in this Ordinance amending the Redevelopment Plan, all other maps included in the 2012 Redevelopment Plan shall be amended to be consistent with the above amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Harrison, that, a new subcategory under "Mixed Use District: Bulk Standards" should be added as follows:

Street level commercial frontage

- A minimum of 15,000 square feet of commercial (non-residential) space should be provided on the development parcel south of Harrison Avenue, east of the Passaic River, west of Dey Street and north of Warren Street.
- Permitted commercial/non-residential uses shall have a minimum depth of forty feet.
- 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 commercial requirement.

BE IT FURTHER ORDAINED by the Mayor and Town Council of the Town of Harrison that following amended Redevelopment Plan Maps are hereby adopted:

- Land Use Map
- Ground Floor Land Uses Map
- Building Height By Block Map
- Proposed Roadway Network Map
- Key Circulation Proposals Map
- Environmental Constraints Map – Flooding.

BE IT FURTHER ORDAINED by the Mayor and Town Council of the Town of Harrison that Article IV section 17-81.2 Zoning Map shall be amended to read as follows:

"The location and boundaries of the above zones are hereby established on the Zoning Map dated June 2013 which is attached hereto and made part of this chapter".

BE IT FURTHER ORDAINED that all prior Ordinances which are inconsistent with the provisions of this Ordinance, as well as any prior versions of the above referenced Maps or Zoning Map, 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/ James P. Doran*

Councilman James P. Doran

Introduced: 06-21-2013

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 June 21, 2013 the foregoing Ordinance passed on first reading.

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Paul J. Zarbetski, Town Clerk

ROLL CALL-TOWN COUNCIL, TOWN OF HARRISON, HUDSON COUNTY, NJ 06-21-13

Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT	X		X			
M. DOLAGHAN			X			
J. DORAN			X			
J. HUARANGA			X			
C. MANDAGLIO						X
A. MILLAN			X			
F. NASCIMENTO			X			
V. VILLALTA		X	X			
R. McDONOUGH			X			

Adopted: 09-03-2013

Approved: /s/ Raymond J. McDonough

Mayor Raymond J. McDonough

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 September 3, 2013 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.

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Paul J. Zarbetski, Town Clerk

ROLL CALL-TOWN COUNCIL, TOWN OF HARRISON, HUDSON COUNTY, NJ 09-03-13

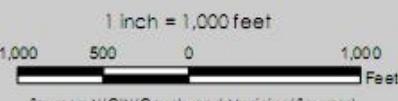
Town Council	Moved	Seconded	Yes	No	Abstain	Absent
L. BENNETT			X			
M. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA			X			
C. MANDAGLIO			X			
A. MILLAN			X			
F. NASCIMENTO			X			
V. VILLALTA		X	X			
R. McDONOUGH			X			



## Building Height by Block

1-5 Stories	Stadium
3-5 Stories	Parks/Walkway
3-7 Stories	Structured Parking
3-11 Stories	Public Utilities
10-25 Stories	Proposed upgrades to PATH Station
4-30 Stories	

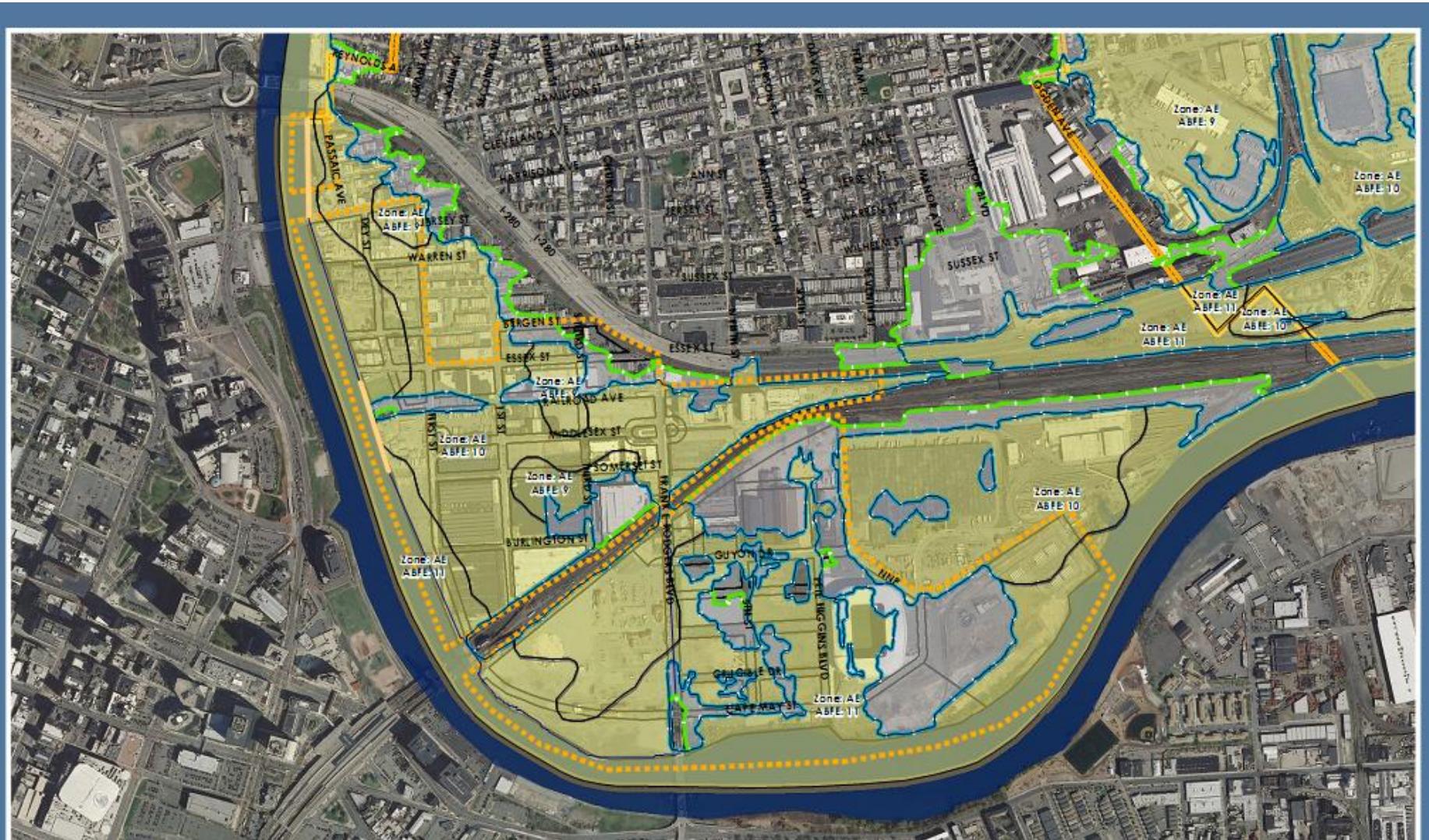
June 2013



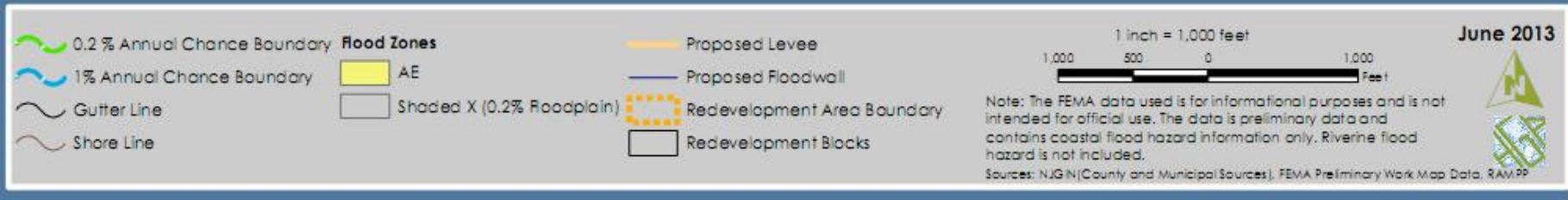


Land Use Map





## Environmental Constraints- Flooding





## Ground Floor Land Uses

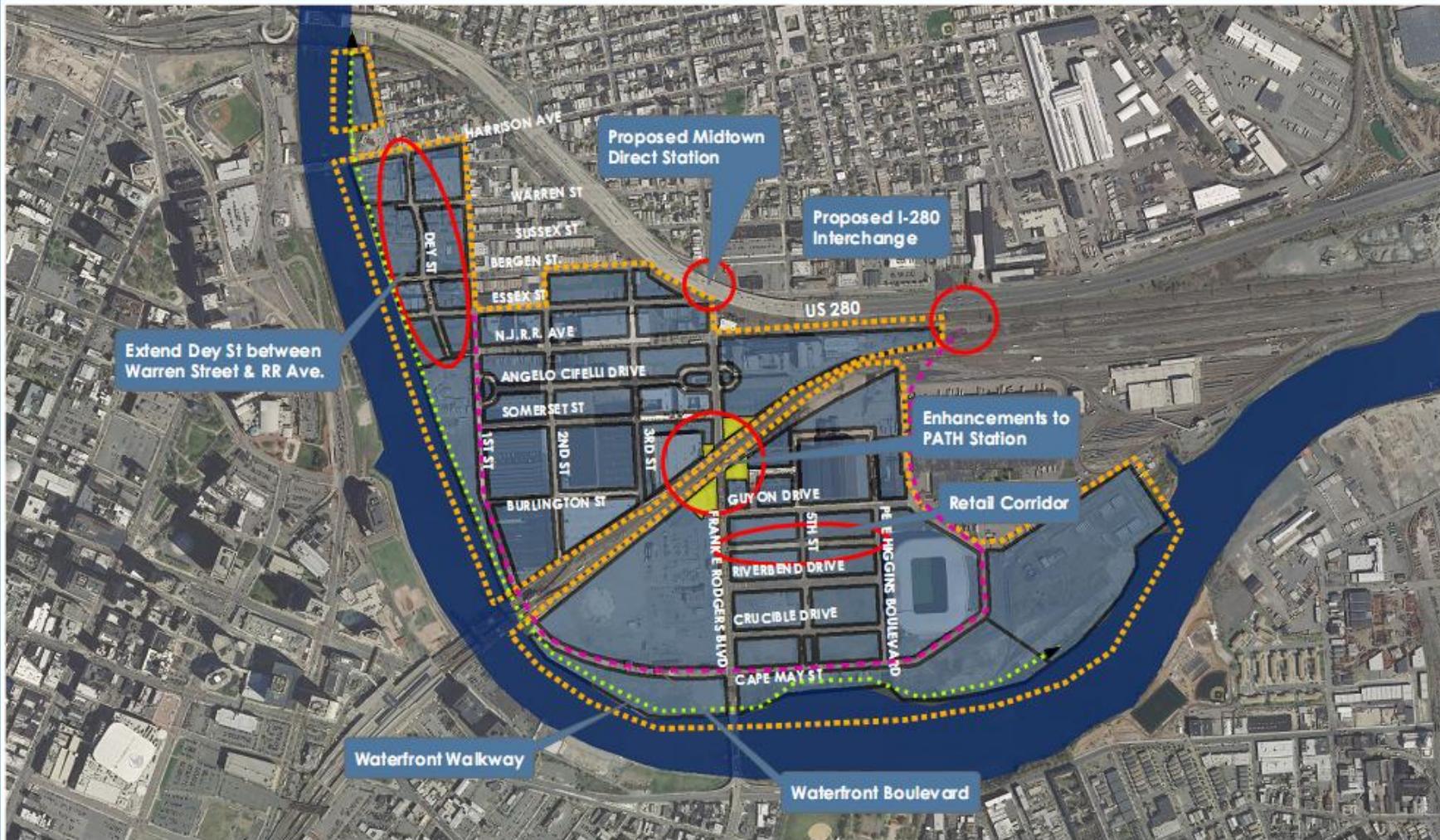
Retail Sales/Restaurants (Required)	Parks/Walkway	Proposed upgrades to PATH Station
Commercial* (Required)	Stadium	Redevelopment Area Boundary
Office/Technology Center	Structured Parking	Walkway
Residential (Permitted, Not Required)	Public Utilities	

\*As permitted in the district

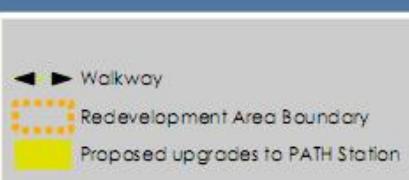
June 2013

1,000 500 0 1,000  
Feet  
Sources: NJGIN (County and Municipal Sources)





## Key Circulation Proposals



June 2013

1 inch = 1,000 feet  
1,000 500 0 1,000  
Feet  
Sources: NJGIN (County and Municipal Sources)





## Proposed Roadway Network

- Pedestrian Connection to Walkway
- Concourse
- Waterfront Boulevard
- Frank E. Rodgers Boulevard
- Street
- Retail Corridor
- Yellow line: Route 280 Interchange
- Black line with arrows: Walkway
- Yellow dashed line: Redevelopment Area Boundary
- Black dashed line: Private Street
- Yellow box: Proposed upgrades to PATH Station

June 2013  
1 inch = 1,000 feet  
1,000 500 0 1,000  
Feet  
Sources: NJGIN (County and Municipal Sources)

