

ZOOM MEETING

MEETING OF THE
MAYOR AND COUNCIL
TOWN OF HARRISON
HARRISON, NEW JERSEY 07029

JANUARY 24, 2023

AGENDA

MEETING

1:00 PM - CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN DISCUSSION OF AGENDA ITEMS

ORDINANCE

INTRODUCTION OF THE FOLLOWING ORDINANCE:

ORDINANCE NO. 1476

AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA REGARDING PARKING REQUIREMENTS FOR RESIDENTIAL PROJECTS ADJACENT TO A PUBLIC PARKING FACILITY

PUBLIC COMMENT

ADJOURN

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1476

AN ORDINANCE OF THE TOWN OF HARRISON, COUNTY OF HUDSON, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE WATERFRONT REDEVELOPMENT AREA REGARDING PARKING REQUIREMENTS FOR RESIDENTIAL PROJECTS ADJACENT TO A PUBLIC PARKING FACILITY

WHEREAS, the Mayor and Council of the Town of Harrison (“Town”) desires to adopt an amendment to the Waterfront Redevelopment Plan Regarding Parking Requirements for Residential Projects Adjacent to a Public Parking Facility; 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, as 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 (hereinafter the “Plan”); and

WHEREAS, since the adoption of the Plan, subsequent amendments have been adopted; and

WHEREAS, the Mayor and Council have determined that the Plan should be amended to specify parking requirements for residential redevelopment projects adjacent to a public parking facility; and

WHEREAS, the proposed amendment will not compromise the core principles and goals of the Redevelopment Plan; and

WHEREAS, the Mayor and Council desire to amend the Plan as set forth below:

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

THAT: A new section of the Plan, to be entitled “Parking Requirements for Residential Projects Adjacent to a Public Parking Facility” shall be added to read in its entirety as follows:

- (a) Notwithstanding anything in the Plan to the contrary, any residential redevelopment project constructed after January 1, 2023, the closest boundary of which is located within 50 feet from the closest wall of a Public Parking Facility, shall provide parking at a ratio of one-half (1/2) spaces per dwelling unit (“Parking Requirement”). For purposes of this section, a “Public Parking Facility” (“PPF”) means a structured parking building having at least 500 parking spaces that is owned and/or operated by a municipal, county, state or regional agency (such as the Town of Harrison, the County of Hudson, the State of New Jersey, the Port Authority of New York and New Jersey or any agency or instrumentality thereof).
- (b) The Parking Requirement shall be provided by one of the following methods:
 - (i.) The owners of the project (“Owners”) may build sufficient parking on the project site, with such parking to be specifically designated for the exclusive use of the residents of the project; or
 - (ii.) To the extent that the operator of the PPF determines that there is sufficient capacity available within the PPF to meet the Parking Requirement, the Owners may purchase monthly passes for the required number of parking spaces in the PPF, with the cost of such passes to be the same as such cost of a similar pass for the general public in effect as of the time of each monthly purchase made while this method is being utilized; or

(iii.) To the extent that the operator of the PPF determines that there is not sufficient capacity available within the PPF to meet the Parking Requirement, the Owners may contract with another project owned by an entity or entities related to the Owners to satisfy the Parking Requirement, provided that same is located within the Harrison Waterfront Redevelopment Area, which project has structured parking spaces available. This method cannot be used if the operator of the PPF determines that there is sufficient capacity available within the PPF to meet the Parking Requirement.

- (c) To the extent that the Parking Requirement is provided using either the method outlined in section (b.)(ii.) or the method outlined in section (b.)(iii.), each year, by not later than October 31 of that year, upon application submitted by the Owners, the Planning Board shall review the actual amount of parking utilized by the project and shall make a determination that the Parking Requirement shall either be the amount as set forth in section (a) or some lesser amount. If the determination is that a lesser amount is required, in the immediately subsequent year the owners of the project shall only be required to provide such lesser amount through either the method outlined in section (b.)(ii.) or the method outlined in section (b.)(iii.), as applicable.
- (d) The Town and the Harrison Redevelopment Agency shall have all rights and remedies available to it by law and/or equity if the redeveloper fails to provide parking in a manner consistent with this Ordinance; provided however that such remedies shall not include the revocation of the final Certificate of Occupancy for the project after it is issued.
- (e) The provisions of Ordinance 1371, which allows the Planning Board to grant a variance permitting a less than 5% deviation from parking requirements, shall not apply to projects covered by this Amendment.

THAT: All prior Ordinances which are inconsistent with the provisions of this Ordinance, as well as any prior versions of the above referenced Redevelopment Plan, are hereby repealed to the extent of such inconsistency.

Councilwoman Ellen Mendoza

Introduced: 01-24-2023