

TOWN OF HARRISON

COUNTY OF HUDSON

ORDINANCE NO. 1302

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 Amended Harrison Waterfront Redevelopment Plan 2012 (the “Redevelopment Plan”) was prepared by Heyer, Gruel, & Associates and adopted by Ordinance 1262 on April 24, 2012; and

WHEREAS, the Redevelopment Plan was amended by Ordinance 1286 in September of 2013 to amend the land use districts map to place the parcel 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 create a new mixed-use district subcategory; and

WHEREAS, a new subcategory under “Mixed Use District: Bulk Standards” was 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; and

WHEREAS, the Ground Floor Land Uses map was 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, since the amendment to the Redevelopment Plan was adopted there have been changes in conditions and circumstances; and

WHEREAS, these changed conditions relate to the parcel that was designated for mixed-use development; and

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

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

WHEREAS, commercial space should not be required on the street frontage of Harrison Avenue on the parcel to the south of Harrison Avenue, west of Dey Street, east of the Passaic River, and north of Warren Street; and

WHEREAS, the subcategory of land use under “Mixed Use District: Bulk Standards” should be amended to remove the section which reads “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” and read as follows:

-) Street level commercial frontage
 - 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.
 -

WHEREAS, the Ground Floor Land Use Map should be amended to be consistent with this ordinance; 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 as amended shall be amended to be consistent with the above amendments to the Redevelopment Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Harrison, that, the subcategory under “Mixed Use District: Bulk Standards” should be amended to remove the section which reads “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” and read as follows:

-) Street level commercial frontage
 - 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.

BE IT FURTHER ORDAINED by the Mayor and Town Council of the Town of Harrison that following amended Redevelopment Plan Maps shall be amended to be consistent with the above amendment:

-) Ground Floor Land Uses Map

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 February 2015 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: 02-18-2015

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 18, 2015, 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. DOLAGHAN			X			
J. DORAN	X		X			
J. HUARANGA						X
C. MANDAGLIO			X			
A. MILLAN						X
F. NASCIMENTO			X			
V. VILLALTA			X			
J. FIFE			X			

Adopted: 04-14-2015

Approved: /s/ James A. Fife
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 14, 2015 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			
M. DOLAGHAN		X	X			
J. DORAN	X		X			
J. HUARANGA			X			
C. MANDAGLIO			X			
A. MILLAN			X			
F. NASCIMENTO			X			
V. VILLALTA			X			
J. FIFE			X			

-  Redevelopment Area Boundary
- Zoning**
-  SF-1: Single Family Detached
-  SF-2: Single Family Attached large lot
-  SF-3: Single Family Attached small lot
-  2F-1: Two Family Detached
-  2F-2: Two Family Attached
-  3F: Three Family Detached
-  A: Apartment
-  SAH/SH: Senior & Affordable Housing
-  IAH/AH: Affordable Housing Overlay; AH
-  NC: Neighborhood Commercial
-  CC: Community Commercial
-  I: Industrial
-  P/QP: Public / Quasi Public
- Waterfront Redevelopment Area**
-  C: Commercial
-  FRW: Food/Retail/Wholesale
-  H: Hotel
-  MU: Mixed Use
-  OTC: Office/Technology Center
-  PW: Parks/Walkway
-  PO: Planned Office
-  PU: Public Utilities
-  R.R. Avenue Commercial Corridor
-  R: Residential
-  S: Stadium
-  SP: Structured Parking
- Redevelopment Area-RCA**
-  AR: Adaptive Reuse
-  SP: Structured Parking

