

ORDINANCE NO. 18-2023

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON,
COUNTY OF GLOUCESTER, STATE OF NEW JERSEY GRANTING CONSENT AND PERMISSION
TO AQUA NEW JERSEY, INCORPORATED TO CONSTRUCT, OPERATE AND MAINTAIN
WASTEWATER FACILITIES IN A PORTION OF THE TOWNSHIP OF HARRISON**

WHEREAS, Aqua New Jersey, Inc. is in the business of providing water and wastewater service as a public utility pursuant to and in accordance with Title 48 of the Statutes of the State of New Jersey, N.J.S.A. 48:1-1, et seq.; and

WHEREAS, pursuant to N.J.S.A. 48:19-20, Aqua New Jersey, Inc. has or will petition the Township of Harrison ("Township") for an applicable franchise and attendant consent to maintain, repair, replace and operate wastewater service facilities within a limited portion of the Township identified on the Tax Maps of the Township of Harrison, as further shown and in Exhibit "A" hereto, ("Franchise Area") which Exhibit is incorporated herein and made a part hereof; and

WHEREAS, the Mayor and Township Committee of the Township of Harrison, County of Gloucester, State of New Jersey, have deemed it in the best interest of the public health, safety and welfare of the Township and its residents to establish and grant the requested franchise and consent and permission to Aqua New Jersey, Inc., to maintain, repair, replace and operate wastewater facilities for the purpose of furnishing the Franchise Area with water and wastewater services.

NOW, THEREFORE, be it ordained by the Township of Harrison, County of Gloucester, State of New Jersey as follows:

Section 1. This Ordinance shall have the effect of and shall be construed as acceptance and approval of the aforementioned petition submitted by Aqua New Jersey, Inc.

Section 2. The Mayor and Clerk are hereby authorized to execute a limited Franchise Agreement ("Agreement"), with Aqua New Jersey, Inc. ("Grantee") a public utility organized and operating under the laws of the State of New Jersey pursuant to and in accordance with N.J.S.A. 48:19-1 through N.J.S.A. 48:19-28 for the purpose of providing wastewater services to residents of the Township located and situated within the Franchise Area in a form to be reviewed and approved by the Township Solicitor.

Section 3. The Mayor and Clerk are hereby authorized to execute any and all other documents that may be required to effectuate the Agreement upon the review and approval of those documents by the Township Solicitor.

Section 4. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

Section 6. This Ordinance shall take effect immediately upon final passage and publication in accordance with law, subject to the review and approval of the Board of Public Utilities.

TOWNSHIP OF HARRISON

BY: 
LOUIS F. MANZO, MAYOR



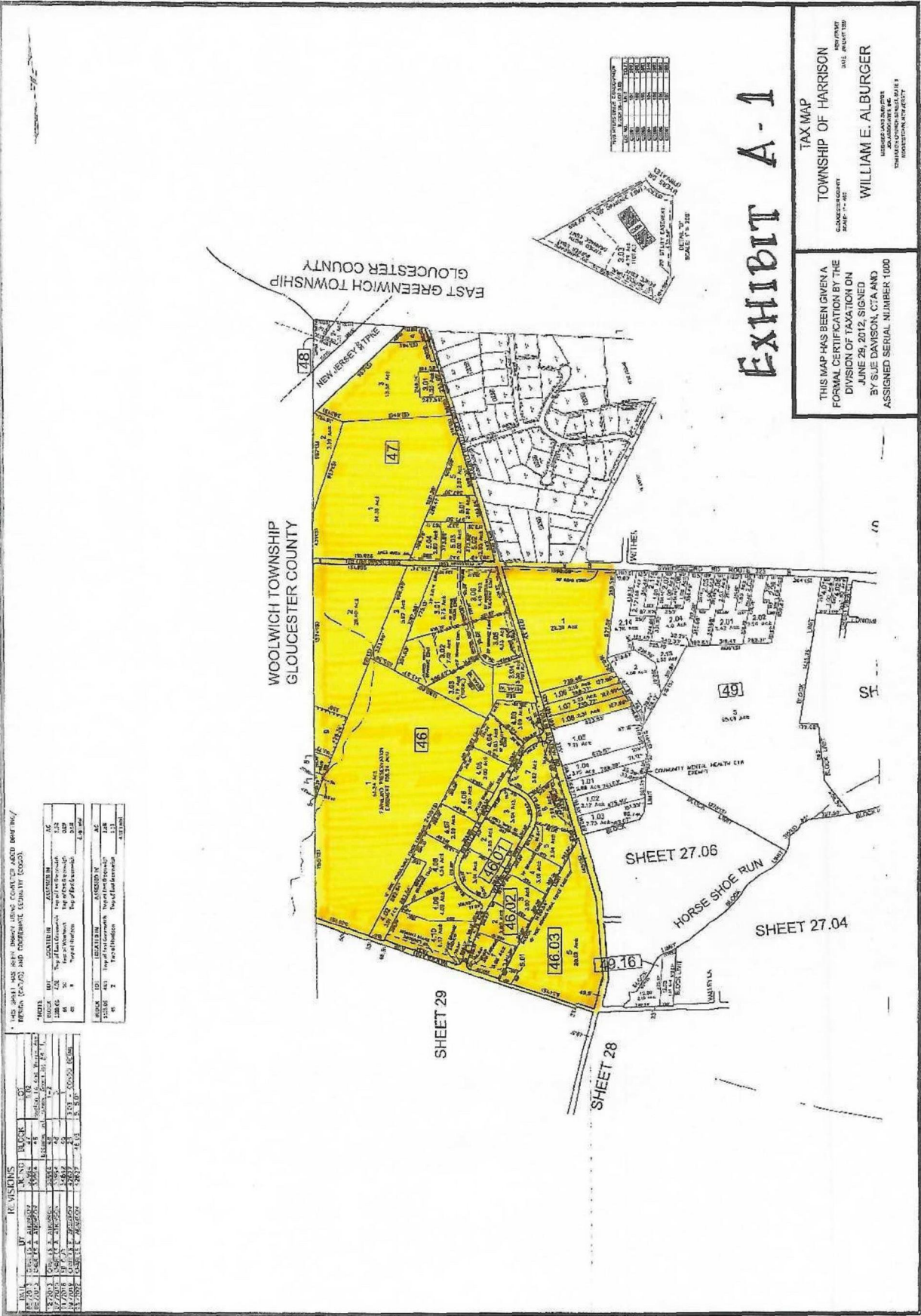
ATTEST:


JULIE UNDERCUFFLER, Acting Municipal Clerk

NOTICE

The Ordinance published herein was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Harrison, in the County of Gloucester and State of New Jersey, held on September 5, 2023. It will be further considered for final passage, after public hearing hereon, at a meeting of said Mayor and Committee to be held in the Township's Municipal Building, 114 Bridgeton Pike, Mullica Hill, New Jersey 08062, in the Township, on September 18, 2023, at 7:00 P.M. During the week prior and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's office at the Municipal Building, 114 Bridgeton Pike, in the Township, to the members of the general public who shall request the same.


JULIE UNDERCUFFLER
Acting Municipal Clerk



THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON JUNE 29, 2012, SIGNED BY SUE DAWSON, CTA AND ASSIGNED SERIAL NUMBER 1000

ITEM	DESCRIPTION	AMOUNT	TAXABLE VALUE
1	Real Property	1,234,567.89	1,234,567.89
2	Personal Property	123,456.78	123,456.78
3	Other	98,765.43	98,765.43
4	Total	1,456,789.10	1,456,789.10

DATE	BY	REVISIONS	REASON
06/29/12	W. ALBURGER	1	INITIAL RELEASE
06/29/12	W. ALBURGER	2	REVISION
06/29/12	W. ALBURGER	3	REVISION
06/29/12	W. ALBURGER	4	REVISION
06/29/12	W. ALBURGER	5	REVISION
06/29/12	W. ALBURGER	6	REVISION
06/29/12	W. ALBURGER	7	REVISION
06/29/12	W. ALBURGER	8	REVISION
06/29/12	W. ALBURGER	9	REVISION
06/29/12	W. ALBURGER	10	REVISION

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EXHIBIT A-1

TAX MAP
 TOWNSHIP OF HARRISON
 WILLIAM E. ALBURGER
 JUNIOR
 TOWNSHIP CLERK

September 5, 2023

William H. Fleming, Associate
Churchill Consulting Engineers
344 N. Route 73, Suite A
Berlin, NJ 08009

**Re: Township of Harrison
Update - Future Sewer Service Area
Our file #08-08-T-249**

Dear Mr. Fleming:

We have reviewed associated maps provided to our office by Churchill Consulting Engineers, available GIS data regarding environmental constraints and associated data as it relates to areas flagged for removal by NJDEP from the Township's future sewer service area (SSA). In consideration of the above and based on subsequent meetings and conversations with Township representatives, we offer the following comments:

Parcels to be added to SSA

Consistent with the Township's Master Plan and anticipated development patterns, the following parcels should be included in the future SSA. Updated Block and Lot information has been indicated in **Bold**.

Block	Lot	Acres
20.01	5	0.13
	6	4.27
	7	0.23
	8	0.09
<u>20</u>	<u>1</u>	<u>39.24</u>
	<u>1.01</u>	<u>1.00</u>
	<u>1.02</u>	<u>1.36</u>
	<u>1.03</u>	<u>1.06</u>
	<u>1.04</u>	<u>1.11</u>
	<u>2</u>	<u>.95</u>
	<u>3</u>	<u>.59</u>
	<u>4</u>	<u>.76</u>
	<u>9</u>	<u>.89</u>
	<u>11</u>	<u>.74</u>

Block	Lot	Acres
21	9	2.80
	13	0.34
	14	1.81
	15	0.28
31	11	49.00
46*	1	58.24
	2	20.40
	7	0.29
	8	0.61
	9	2.53
47*	1	34.35
	2	3.39
	3	13.58
	4	0.93
	3.01	1.25
	5	2.57
	5.01	2.98
	5.02	2.03
	5.03	2.02
	5.04	2.00

* While previously indicated to be sewerred, it is important to note that sewer from these parcels shall convey to Woolwich Township as part of the Gloucester County Unconsolidated Sewer Service Area.

In addition to the above referenced parcels, Block 56, Lot 5 is indicated in *Township of Harrison Future Sewer Service Area Map* prepared by Churchill Consulting Engineers, dated January 17, 2017. If this lot is not already indicated as being included in the future SSA, it should be.

Parcels to be removed from SSA

Block 5, Lot 11

This ±29.16-acre parcel should be removed from the SSA. The parcel is currently farmed and owned by Marilyn Harris.

Block 5, Lot 12

This ±3.98-acre parcel should be removed from the SSA. The parcel is vacant and owned by the Township.

Areas flagged for removal by NJDEP - TO REMAIN IN SSA

The following parcels are currently indicated in the approved SSA and were previously reviewed for environmental constraints. Any changes in environmental conditions, specifically related to wetlands, will be flagged during development and indicated in a Letter of Interpretation (LOI) produced by NJDEP. A LOI, identifies if wetlands are present on site, their classification, and may delineate or verify a map showing the wetlands location on site. A LOI is in fact a more stringent measure when compared to state mapping.

Block 3, Lot 2

This ±104.54-acre parcel is within and adjacent to a redevelopment area and currently a farm. The specific area in question is largely outside of a designated wetland and does not appear to be located within a floodplain. As a LOI will be required for any proposed development, the Township believes it is appropriate to keep the entirety of the area within the SSA.

Block 4.01, Lot 1

This ±3.81-acre parcel is currently zoned C-2 General commercial and is undeveloped. In conjunction with the other C-2 parcels indicated in this letter, a substantial portion of the Township's C-2 District was flagged by NJDEP. While it does not appear that there are environmental constraints on the property, as a LOI will be required with any development, the Township believes it is appropriate to keep the entirety of the area within the SSA.

Block 4.01, Lot 2

This ±3.86-acre parcel is currently zoned C-2 General commercial and is undeveloped. In conjunction with the other C-2 parcels indicated in this letter a substantial portion of the Township's C-2 District was flagged by NJDEP. While it does not appear that there are environmental constraints on the property, as a LOI will be required with any development, the Township believes it is appropriate to keep the entirety of the area within the SSA. This is especially true considering the site's development potential.

Block 4.01, Lot 3

This ±13.5-acre parcel is currently zoned C-2 General commercial and is undeveloped. In conjunction with the other C-2 parcels indicated in this letter a substantial portion of the Township's C-2 District was flagged by NJDEP. While it does not appear that there are environmental constraints on the property, as a LOI will be required with any development, the Township believes it is appropriate to keep the entirety of the area within the SSA.

Block 34, Lot 2

This ±16.53-acre parcel, which is currently a vacant field and farm, contains some wetlands. The parcel does not appear to contain any floodplain and is in the vicinity of both the municipal Public Works and Police Departments and the William Wilt Soccer Complex. While the ownership of the parcel is undetermined in all available tax records, the Township considers the parcel to have development potential. The parcel is zoned R-1 and should be maintained within the SSA.

Block 34, Lot 49

The ±44.11-acre parcel is already developed with the William Wilt Soccer Complex. While the rear portion of the site appears to contain wetlands, the facility already has access to sewer. The Township hopes to retain future development potential of the site, fully understanding that a LOI will be required with any proposed development.

Block 34, Lot 53

The ±26.86-acre parcel is largely vacant and appears to have wetland constraints down the center of the parcel but otherwise has development potential. As a LOI will be required with any development, the Township feels that it is appropriate to keep the entirety of the site within the SSA.

Block 37, Lot 3.01

While the ±63.38-acre parcel has some wetland constraints, none of the area requested for removal contains wetlands. While currently vacant, the parcel is Township owned and has development potential, including for utilization as a future park. When the site is developed a LOI will be required. The Township feels it is appropriate to keep the entirety of the site within the SSA.

Block 38, Lot 6.02

The ±19.15-acre site is currently developed with the Township Public Works and Police facilities. The site appears to have no environmental constraints and as such the Township would like to retain substantial areas on site for future facility expansion. The entirety of the area should remain within the SSA.

Areas not in approved SSA flagged for partial removal by NJDEP - TO BE INCLUDED IN SSA

Block 36, Lot 17

While not currently in the Township's SSA, the entire parcel is indicated in *Township of Harrison Future Sewer Service Area Map* by Churchill Consulting Engineers, dated January 17, 2017. NJDEP has requested the removal of a small portion of this ±23.90-acre parcel and it appears that the area requested for removal is constrained by wetlands. While it is strange that NJDEP has requested removal of only a portion of the site, considering that NJDEP records indicate additional areas constrained by wetlands, an LOI will be required with any development. The Township believes it is appropriate to keep the entirety of the area within the SSA.

Attached to this document are three associated area maps. If after review, you have any questions or require any clarification, please do not hesitate to contact our Haddonfield office.

Sincerely,

REMINGTON & VERNICK ENGINEERS, INC.



Annina M. Hogan, P.E., R.A., LEED AP
Principal, Executive Vice President

AMH/AJ/mcb

Attachments

cc: Dennis Chambers, Public Works Superintendent (via email)
Luis Garcia, Churchill Consulting Engineers (via email)
James Mellett, Churchill Consulting Engineers (via email)
Dennis McNulty, Remington and Vernick Engineers (via email)