



OPEN SPACE AND RECREATION PLAN



for the **TOWNSHIP** of



HARRISON

GLoucester COUNTY, NEW JERSEY



prepared by:



Delaware Valley
Regional Planning
Commission

with:

The Open Space
Committee of
Harrison Township

NOVEMBER 2006

DRAFT-for-Will Stevens





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Created in 1965, the Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty and intercity agency that provides continuing, comprehensive and coordinated planning to shape a vision for the future growth of the Delaware Valley region. The region includes Bucks, Chester, Delaware, and Montgomery counties, as well as the City of Philadelphia in Pennsylvania; and Burlington, Camden, Gloucester and Mercer counties in New Jersey. DVRPC provides technical assistance and services; conducts high priority studies that respond to the requests and demands of member state and local governments; fosters cooperation among various constituents to forge a consensus on diverse regional issues; determines and meets the needs of the private sector; and practices public outreach efforts to promote two-way communication and public awareness of regional issues and the Commission.



Our logo is adapted from the official DVRPC seal, and is designed as a stylized image of the Delaware Valley. The outer ring symbolizes the region as a whole, while the diagonal bar signifies the Delaware River. The two adjoining crescents represent the Commonwealth of Pennsylvania and the State of New Jersey.

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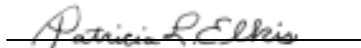
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Note: This plan was prepared during the first half of 2005. Minor revisions were made to it over the subsequent 16 months. The final version was completed in November 2006. Two public hearings on the plan were held by the Harrison Township Planning Board. This plan was adopted as an amendment to the Master Plan Open Space and Recreation Element on November 16, 2006.

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A signed and sealed original is on file with the Township Clerk's office



SECTION 1: EXECUTIVE SUMMARY

Harrison Township occupies 19.1 square miles at the center of Gloucester County in southern New Jersey. It is a community with a mix of farmland and residential areas, an historic town center, and some smaller historic villages located throughout its scenic landscape. The township is traversed by the upstream branches of the Raccoon Creek and their smaller headwater tributaries. On the northeastern side of the township is a branching tributary of another stream system – the Mantua Creek – and on the northern edge of the township is a tributary of the Repaupo Creek system, a third watershed. Some of Harrison’s streams are located within steep-sided ravines with emergent wetlands and wet forests lining their sides. Others, especially those on the eastern side of the township, have shallower valleys and more wetland pockets. Harrison has exceptionally rich soils and agriculture has always been the dominant land use in the township. Harrison’s landscape of farms, fields, and stream corridors provides habitat for endangered and threatened species such as the Cooper’s Hawk, Eastern meadowlark, the bobolink, and various rare plant species. Two Natural Heritage Priority sites, the Mill Race Farms site and the Pancosts Woods site, are found within its borders.

At the heart of Harrison Township is Mullica Hill, a historic town founded in the 18th century and retaining several historical architectural styles among its buildings, which are used both as businesses and residences. In 1991, the entire village of over 139 structures was designated a Historic Place on both the National and New Jersey Registers. There are also several structures located outside the historic district that date from the 18th and 19th centuries, located in the villages of Richwood and Ewan, and situated in farming areas.

Harrison Township also has numerous newer residential subdivisions scattered across its landscape. Its rapid growth in the past twenty years has led to an interspersed of residential developments within the farmland that previously dominated Harrison’s terrain. Today the principal farming areas are located on the southern side of the township, although pockets of farmland are found throughout the township. State Highway 322 is a major corridor running east and west across Harrison. Just over the western boundary with Woolwich Township is Interchange 2 of the New Jersey Turnpike and on the eastern side of Harrison is State Highway 55, a major corridor within southern New Jersey, with an interchange onto Route 322.

In 2002, 47 percent of Harrison’s acreage was cleared agricultural land, 2 percent was barren land, 15 percent was developed land, 27 percent was upland or wetland forest, and 9 percent was low-growing wetlands and open water. These percentages are changing dramatically due to subdivision approvals through the end of 2004, with agricultural land scheduled to drop to 34 percent and developed land likely to increase to 28 percent, when all currently approved development projects are completed.

Throughout Harrison there are 767 acres of preserved land, or 6.27 percent of Harrison Township’s land area. Of this, 104 acres either are active recreation sites or are slated to become playing fields with amenities. These sites are used by both Harrison and Mantua townships in

their combined sports program, serving 3,278 children from the two communities. Given the rapid growth of Harrison Township, an in-depth survey and a more precise assessment of active recreation needs are recommended.

The Township of Harrison established two dedicated taxes by voter referendum in 1999, one for the acquisition and preservation of open space and the second to preserve farmland through acquisition of development easements and other means. Each tax was one cent per \$100 of assessed value. In 2004, a resolution to increase the tax for the Farmland Preservation Assistance Trust Fund to \$.05 per \$100 of assessed value was approved by voters. Harrison Township adopted an Open Space and Recreation Plan in 2002. In 2004, an Open Space Committee was established to oversee the expansion and revision of that Plan and to recommend parcels for preservation. That has resulted in the development of the current *Open Space & Recreation Plan*.

The Plan recommends a system of greenways to protect Harrison Township's waterways and wetlands. Greenways will buffer the streams from encroaching development and stormwater runoff. Greenways will also provide wildlife corridors, which will allow for movement of wildlife across a fragmented landscape. A system of multi-use trails within some of these greenways is recommended as a means to connect established and future parks throughout the township and to connect people to the land resources. These trails would link residential areas and historic sites to recreation facilities and important habitats. Further, they would facilitate movement between the Mullica Hill community, school sites, and residential areas. The Plan also reviews the need for active preservation of farmland and identifies all farmland-assessed parcels as properties of interest for farmland preservation.

Specific Greenway and Farmland recommendations are described in the Land Acquisition Recommendations chapter, which includes the inventories of all properties within each greenway or greenway connector and all farmland-assessed property that is not already preserved. The recommendations are mapped on the *Proposed Greenways* map and the *Potential Farmland Preservation* map in the Maps section of the Plan.

An inventory of all existing and preserved open space, made up of vacant properties, farmland-assessed properties, tax-exempt properties, preserved farmland, and developed properties greater than five acres, is located in the Plan's Appendices. These properties are depicted on the *Existing Open Space Map*.

A key feature of the Plan is the Action Program that describes the next steps towards implementing the *Open Space and Recreation Plan*. One of the first recommendations is to adopt the Plan as part of the Township's Master Plan. The next step for the Open Space Committee is the identification of specific property priorities based on the objectives and goals outlined in the Plan.

The Plan concludes with information on tools and funding for land preservation and on resources for greenway and trail development.



SECTION 2: COMMUNITY RESOURCES IN HARRISON TOWNSHIP

Harrison Township is located in the center of Gloucester County. The township is bounded by six municipalities: East Greenwich Township to the northwest, Mantua Township to the north, Glassboro Borough to the east, Elk Township to the southeast, South Harrison Township to the south, and Woolwich Township to the west. At the heart of Harrison Township is the historic village of Mullica Hill, established in the early 1700s.

The township has long been an agricultural community, with some of the most productive soils in New Jersey. Harrison occupies approximately 12,230 acres or 19.1 square miles on the coastal plain of New Jersey. Harrison's land use reflects its natural setting, its long agricultural past, and the successive waves of suburban residential development that have occurred since the end of World War II. As of 2000, nearly half of Harrison Township's land (5,900 acres) was still in agricultural production. Residential development is concentrated primarily in the center of the township along Main Street and State Route 45 and along US Route 322, although new subdivisions of residential housing are located in a widening, disconnected circle around that center. The acreage of developed land as of the end of 2005 had risen to 3,700 acres, with an additional 1,872 acres approved for development.

Harrison is a community with a gently rolling topography and many scenic vistas across its remaining open lands. It is the peaceful beauty of this agricultural landscape that is attracting many new residents to Harrison Township, making it one of the fastest growing municipalities in New Jersey in the 21st century.

2.1 NATURAL RESOURCES

Geology

Harrison Township is located in the Atlantic Coastal Plain, the most southerly of the four physiographic provinces in New Jersey. The Atlantic Coastal Plain is divided into Inner and Outer sections. The Inner Coastal Plain is interbedded sand and clay, layers originating from the breakdown of Appalachian and Catskill sedimentary, metamorphic, and igneous rocks, interbedded with layers formed by oceanic (marine) deposition, which occurred as the ocean shoreline advanced and receded over geologic time. The Inner Plain layers date from the Cretaceous Period, 135 to 65 million years ago. Soils of the Inner Coastal Plain are quite fertile.

The Outer Coastal Plain was formed more recently than the Inner Coastal Plain. The dividing line between the two segments of the Coastal Plain is a belt of low hills, which runs northeast and southwest through the southern half of New Jersey. The hills taper to fairly low elevations in Gloucester County but can be identified in the township. Harrison Township is nearly

bisected by the boundary between the Inner and Outer coastal plains. Although portions of Harrison are in the Outer Coastal Plain, most of the township's soils are generally regarded as agriculturally productive.

Topography and Surface Landscapes

Harrison Township's landscape is largely upland in character with abundant high-quality agricultural soils. The valleys of the Raccoon Creek and its numerous tributaries bisect the gently rolling upland. The highest elevations in the township approach 160 feet above sea level and occur in several areas of residential development. The lowest point is found along the banks of the south branch of the Raccoon Creek west of Woodstown Road, at 50 feet above sea level.

The upland area is characterized by rich soils that once supported extensive beech-oak forests. Today, Harrison's upland forests are dominated by beech, oak, maple, and birch trees; and along the water are freshwater wetlands and wet forests of sweet gum and red maple. The streams are relatively flat with mostly muddy and/or sandy bottoms. The agricultural western half of the township is mostly dominated by row crops such as corn and soybeans, but has some fruit orchards.

Soils

Soil is the foundation for all land uses. A region's soil defines what vegetation is possible, influencing agricultural uses, and restricts how land can be developed for other purposes. Additionally, soil is also a natural resource that cannot be replenished on the human time scale and, therefore, must be conserved through land conservation strategies.

Harrison's soils are rich in agricultural value. The most abundant of all soils in Harrison township are those classified as Prime Farmland (P-1), which occupy 48.1 percent of the land surface. Prime Farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. About 32 percent of soils in Harrison are classified as Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed under favorable conditions. Both categories of soils are also best for urban development because they are not excessively erodible or saturated with water for long periods of time, and they do not flood frequently.

Sassafras Soil Series appears most frequently in Harrison Township. Sassafras soils are usually found on sandy flats and have slopes ranging from nearly level to very steep. In Harrison, these soils are found in association with almost every stream. Sassafras soils are easy to work, have a low natural fertility, and respond to fertilization. Variations of the Freehold Series of soils make up the next most abundant group in Harrison. These soils are easily worked for agricultural production and have low to moderate natural fertility.

Steep Slopes

Only a small percentage of Harrison Township land is on slopes of greater than 10 percent. However, the steepest slopes are up to 40 percent in some cases. Steep slopes are found almost entirely along the waterways of the township, especially along the south sides of Raccoon Creek's north branch. Most of these slopes are well vegetated, although farm fields and residential properties may extend to the edge of the plateau. In some locations, development has occurred on more moderate slopes, especially along Route 322, on the Naples Restaurant site.

Where steep slopes remain forested, some very old trees can be found in Harrison Township. In addition, certain rare herbaceous plants can sometimes be found on forested steep slopes having Marlton soils, because of their adaptation to the glauconitic nature of such soils. No detailed inventory of these sites exists at present. Although some of the Harrison endangered plant records from the state's Natural Heritage database are from these habitats, an in-depth assessment of Harrison's steep slope forests is needed.



Source: DVRPC

Wooded slopes along the Raccoon Creek

Watersheds

Three watersheds drain Harrison Township: the Raccoon Creek, the Mantua Creek, and the Repaupo Creek watersheds. The Raccoon Creek watershed contains approximately 40 square miles, of which 15.75 square miles are in Harrison Township. The main channel of the creek flows from Elk and South Harrison townships in the southeast, across Harrison, and on through Woolwich and Logan townships to the Delaware River. While there are several tributaries to the creek, one notable tributary is the South Branch Raccoon Creek, which starts close to the western edge of the border between Elk and South Harrison townships and flows northwestward into Harrison. Other tributaries include Horseshoe Run, Hill Branch, Jefferson Branch, Shiver Run, Miery Run, Clems Run, and Little Clems Run. The main or North Branch begins in Glassboro

and Elk Township and flows northward into Harrison Township. Less than a mile beyond the juncture of the two branches, the creek leaves Harrison and travels across the centers of Woolwich and Logan where it widens into extensive tidal wetland areas. During the 18th and 19th centuries, the creek was a major transportation corridor to Swedesboro.

Mantua Creek drains 50.9 square miles and is 18.6 miles long. The Mantua Creek watershed covers approximately 2.4 square miles or 13 percent of Harrison Township. It consists of a small stretch of Edwards Run, a Mantua Creek tributary, along with a smaller tributary to Edwards Run that is called Richwood Branch. These stretches of creek flow through the northern section of Harrison. Mantua Creek's main branch rises in Glassboro and flows northwestward to the Delaware River just north of Paulsboro Borough. Just upstream of the mouth of the creek, located at Paulsboro, the creek is bordered by extensive tidal marshes and mudflat areas. The creek is tidal from the Delaware River up to a point approximately one-half mile east of Route 632 in Mantua Township.

The Repaupo watershed is a complex of streams that drain a total of 41 square miles of land. In Harrison, this watershed occupies only a small portion (5 percent) of township land, consisting of the drainage to Rattling Run. This stream is the headwaters of Pargey Creek, which becomes Repaupo Creek west of Route 130 in Logan Township after Still Run coming from Mantua Township joins it. The Repaupo Creek and its sister streams all drain directly to the Delaware River. This drainage complex is generally low-lying and characterized by extensive wetlands. Tide gates erected at the mouth of these streams and a system of dikes prevent Delaware River tides from flowing inland.

Streams, Lakes, Wetlands, and Vernal Pools

There are a total of 33 stream miles flowing across Harrison Township, nearly 20 of which are first order (streams with no contributing tributaries), second order (stream channels formed from only one branching section of tributaries above them), or headwater streams. The headwaters are where a stream is "born" and actually begins to flow. Headwater streams are the most sensitive parts of the stream systems and the most easily impacted by pollutants and human disturbances.

There are several small ponds and water impoundments and four named lakes in Harrison Township: Mullica Hill Pond, Ewan Lake, Gilman Lake, and Kincaid Lake. These open bodies are all permanent waters but are not naturally occurring – no naturally occurring lakes exist in southern New Jersey. Lakes occupy a total of approximately 69 acres within Harrison. Mullica Hill Pond, at nearly eight acres, is the only public water body and is stocked by the state with trout. Ewan Lake and Gilman Lake are the two largest lakes at fifteen and six acres, respectively. They are used for recreational purposes but are private lakes.

Wetlands support unique communities that serve as natural water filters and as incubators for many beneficial species. The source of water for a wetland can be an estuary, river, stream, lake edge, or groundwater that rises close to the land surface. All of Harrison's wetlands are freshwater. Natural wetlands of all types total 1,089 acres within the township, of which 792

acres are forested wetlands, and 169 acres are low-growing emergent, scrub/shrub or herbaceous wetlands.

Agricultural wetlands are low-lying areas that once were wet but which have been converted to agricultural use through drainage. Draining fields for agriculture produces higher crop yields, but can convey excess nitrogen from the fields into local streams, producing negative effects on stream health. Agricultural wetlands occupy 73 acres of Harrison Township.

Vernal pools are bodies of water that appear during wet spring weather. They are highly important sites for certain rare species of amphibians (obligate breeders). The New Jersey Division of Fish and Wildlife has been conducting a Vernal Pool Survey project since 2001, to identify, map, and certify vernal ponds throughout the state. Once a vernal pond is certified, regulations require that a 75-foot buffer be maintained around the pond and no new construction permits are approved near the site. Local municipalities can provide additional protection by ordinance or by negotiating conservation easements on the land surrounding the pond. The state has identified 17 potential vernal pools in Harrison for which surveys are needed to determine which ponds still exist and what species are present.

Flood Hazard Areas

Flood Hazard Areas are the 100-year floodplains and adjacent flood fringe areas that hold and carry excess water during overflow of the normal stream channel. Floodplains require protection in order to prevent loss to residents. Equally important is the preservation of the environmentally sensitive aquatic communities that exist in floodplains. These communities are often the first link in the food chain of the aquatic ecosystem. Floodplains also remove and mitigate various pollutants through filtering.

According to the Federal Emergency Management Agency's maps, almost 590 acres or 5 percent of Harrison Township's land is within flood hazard areas. Nearly all of Harrison's floodplain areas are located along the main branch of Raccoon Creek (the North Branch), the Raccoon Creek South Branch, and Edwards Run. Because these creeks lie in relatively steep-banked stream valleys, the extent of the floodplain in Harrison is somewhat limited, compared to other parts of Gloucester County.

Groundwater Resources

The Potomac–Raritan–Magothy (PRM) formation, the deepest and most abundant aquifer, is a major water source for Inner Coastal Plain communities. The PRM is actually the primary source of drinking water for New Jersey residents from Burlington to Salem counties, as well as for communities in the State of Delaware. Because of such high usage, PRM aquifer water levels have declined. This became so serious that the New Jersey Department of Environmental Protection established Water Supply Critical Area #2 in 1986. All water supply companies within Critical Area #2 were given annual limits on water withdrawals in the PRM. Usage from the PRM was cut back by over 20 percent and no increases in pumping were allowed. Piping of treated Delaware River water filled the gap in much of the region. All of Harrison Township is

within the boundary of the Critical Area. In Gloucester County, use of the lower PRM aquifer for drinking water is limited, due to high chloride concentrations (salt water intrusion). The PRM does not outcrop in Harrison Township; rather it outcrops under and immediately beside the Delaware River in New Jersey and Pennsylvania. River water actually enters and recharges the upper and middle PRM aquifers.

Groundwater Recharge

The amount of rainwater that enters an aquifer is a function of many factors, including the nature and structure of the aquifer itself, climatic conditions, the nature of the soil, and the vegetation of an area. The New Jersey Geological Survey has developed a methodology to map and rank land areas throughout the state as to groundwater recharge, which is expressed as inches per year. In Harrison, lands with recharge of greater than 12 inches per year, the highest in the township, are found in sizable patches, with the largest areas in the eastern half of the township, especially in the Richwood area. Other high recharge land can be found to the south of Raccoon Creek in agricultural areas. In the case of Harrison, recharge is to the Wenonah-Mount Laurel and Kirkwood-Cohansey aquifers. Some private wells most likely draw from the Wenonah-Mount Laurel aquifer system. The surficial nature of the Kirkwood-Cohansey makes it vulnerable to contamination from various land uses. Industrial chemicals, fuel spill runoff, agricultural chemicals used for crop production and residential landscaping, pesticides, and products of septic tank effluent have all been found in water from the aquifer.

On high recharge lands, the amount of paving and other impervious cover has the most detrimental impact, although they are also usually the places that are most suitable for building because they are areas of well drained soils. Conversely, these are also regions where the dilution of substances from septic systems, such as nitrates, may require a larger land area because the soils are usually more “porous.”

Endangered Species & The Landscape Project

The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, documents the value of various types of habitats within New Jersey. It categorizes these habitats into one of five groups according to their importance (5 being the highest). The Landscape Project ranks 7 percent of Harrison’s total land cover as “suitable” or “critical” upland forest habitat. The rankings in Harrison are primarily the result of habitat being either “critical” or “suitable” for rare bird species such as the Cooper’s hawk, red-shouldered hawk, and vesper sparrow, or for endangered reptiles and amphibians such as bog turtle and tiger salamander. The Landscape Project identifies the following categories of habitat: emergent wetlands, forested wetlands, upland forest, and grassland. Many acres in Harrison Township are classified as critical or suitable within each of these categories.

More than 500 acres are ranked as “critical upland habitat” and found associated with the main channel and tributaries of Raccoon Creek. An especially large concentration of critical upland forest habitat is found in the southwestern part of the township along Raccoon Creek South Branch and near preserved farmland.

Approximately 2,366 acres of farmland are ranked as “critical” grassland-species habitat. These areas are found in the northwestern corner and in the southeastern corner of the township. All the remaining agricultural land in Harrison is ranked as “suitable” grassland habitat. Grassland-dependent species are the most threatened group of species in New Jersey, primarily because the most common form of grassland habitat — agricultural fields — is the most threatened habitat in the state due to development pressure and rising land values.

Areas of wetland in Harrison, both low-growing emergent wetlands and forested wetlands, are all classed at the “suitable” level. This habitat is found along all the stream corridors within the township.

Natural Heritage Priority Sites

Natural Heritage Priority (NHP) sites are areas designated by the New Jersey Division of Parks and Forestry’s Office of Natural Lands Management as exemplary natural communities within the state that are critically important habitats for rare species. Harrison Township has within its borders two of only 410 NHP sites in New Jersey: the Mill Race Farms NHP site and the Pancosts Woods NHP site. The Mill Race Farms NHP site is located along the Raccoon Creek’s main branch in the center of the township adjacent to and along the Raccoon Creek and Jefferson Branch. This site is made up of several rich wooded ravines, containing habitat for one state-listed endangered animal species. The Mill Race Farms NHP site has a biodiversity rating of B4, meaning the area is of moderate significance either because it is a possible site of a globally rare species *or* a state imperiled species was documented on the site.



Source: DVRPC

Pancosts Woods Natural Heritage Priority Site

The Pancosts Woods NHP site is a wooded ravine located along a small stretch of Raccoon Creek's south branch and extends southward along Shivers Run. The site contains a state-listed endangered plant species and is the historical location for several other state endangered and special concern plant species. The Pancosts Woods NHP site also has a biodiversity rating of B4.

2.2 HISTORIC RESOURCES

Archeologists believe humans have inhabited Harrison Township for more than 8,000 years. When Europeans began exploring and recording information about the area, Native American groups were living in settled communities located on high ground in the fertile areas adjoining the waterways of the township. These early inhabitants of New Jersey called themselves the Lenape, or "Original People." The Lenape raised corn, tobacco, vegetable crops, and fruit. They fished in the Raccoon Creek and along other smaller waterways. They also hunted in the extensive upland forests. The Native Americans who lived along the Raccoon Creek were known to local Swedish settlers as Narraticons, a Lenape word meaning "raccoon." This was also the name the Indians gave to the creek itself. In the Gloucester County area, Native Americans created a trail to the Atlantic Ocean known as the Old Cohawkin Trail (part of which is now Cohawkin Road/Cedar Road), and forded the Raccoon Creek in present-day Mullica Hill. That crossing provided access for early European settlers and was the only crossing east of Swedesboro.

The first European arrivals in southern New Jersey were the Dutch who laid claim to the Delaware Valley in 1609, based on chartings by Henry Hudson, who had been in the employ of the Dutch East India Company. In 1623, Dutch Captain Cornelius Mey began exploring the river in detail and, on his second voyage, founded Fort Nassau as a defense and trading post on a site close to today's Gloucester City, Camden County. An active trade with the Indians in furs, especially beaver and raccoon, was conducted from Fort Nassau. The fort was abandoned in 1652 when Fort Casimir was built on the west bank of the Delaware.

In 1633, Scandinavian settlers arrived in the Delaware Valley, although few initially settled on the east side of the Delaware River. In 1641, Peter Hollander Ridder, a Dutchman in the service of Sweden, was appointed as the second governor of the new Swedish colony and began negotiating with Native Americans for the rights to land between Raccoon Creek and Cape May. The Dutch and Swedish settlers were accustomed to water travel and founded their towns along the creeks and rivers of Gloucester County as far upstream as boats could travel.

English Settlement

In 1664, the Dutch ceded control of their New World holdings to the English, and southern New Jersey became a proprietary colony. English and Irish Quakers began settling in the area in 1661, but it was not until 1677 that the first "official" British Quaker colonists arrived aboard the ship *Kent*, which docked at the Raccoon Creek. They renamed the large South River the

“Delaware” in honor of Sir Thomas West, Lord de la Warr. With few supplies and little knowledge of the area, the English relied on the kindness of the Swedish settlers.

Under British authority, the settlers designated most of southern New Jersey as the Province of West Jersey and divided land into 10 portions, or “tenths,” running from the Delaware River back into the Pineland forests. These lands were further divided and sold to individual settlers. The fourth tenth, extending from the Big Timber Creek to Oldmans Creek and stretching eastward to the Atlantic Ocean was purchased from Indians in 1677. In 1686, the third tenth (modern-day Camden County) merged with the fourth tenth to become Old Gloucester County, which persisted until 1837 when Atlantic County was formed, followed by the separation of Camden County in 1844.

The land area now comprising Harrison Township was originally wholly contained within Greenwich Township, from which Woolwich Township was created in 1767. The Township of Harrison was created from portions of Greenwich and Woolwich townships and was incorporated on January 31, 1844. Originally named Spicer Township in honor of affluent and highly respected landowner Jacob Spicer, Harrison once included the area of present-day South Harrison Township and a small part of Elk Township. In 1844, during the incorporation of the township, Harrison’s founders in the Whig political party wanted to name the new community in honor of the party’s chief political leader, General William Henry Harrison, the ninth president of the United States, who died 30 days after his inauguration in 1841. The Democratic Party, holding the majority of political power in Trenton, did not approve of the name and Spicer’s name was offered as a compromise. In 1845, political power shifted in the state from Democrat to Whig and the township’s name was changed to Harrison.

The first documented European settlers in Harrison Township were members of the Mullica family (also spelled Molica) who came originally from Finland, which was governed by Sweden. At the time, three Mullica brothers, John, Eric (junior), and William, purchased land on the north side of the Raccoon Creek in 1704 and established farming homesteads. While the Mullica brothers did not name or found the village, Mullica Hill is named for them, recognizing the first known property owners as well as acknowledging the hilly terrain on either side of Raccoon Creek. The Mullica brothers’ father, Eric Mullica (senior), was a pioneer who traveled throughout southern New Jersey, establishing settlements along the Mullica River in the late 1600s.

During the 19th century, Harrison Township contained several small towns along well-traveled roads. Mullica Hill was the site of a gristmill and woolen mill along the Raccoon Creek raceway. Ewan, originally named Ewan’s Mills, and later Ewansville, was established in the late 18th century. The hamlets of Jefferson and Five Points (Richwood) were established as smaller communities located at crossroads at the turn of the 19th century.

Mullica Hill

The village of Mullica Hill is the oldest settlement in the township. William Mullica was the first recorded landowner in the area when the Proprietors of West Jersey surveyed land in 1704.

The house at 20 North Main Street is thought to be his. It has been significantly remodeled with large additions.



Source: DVRPC

***Mullica Hill Friends Meeting House,
Main Street***

The village of Mullica Hill developed linearly, running across Raccoon Creek. The creek was the source of waterpower for the first industrial building, a gristmill, which was probably built in 1741 by John Gosling. Initially, the village developed in two halves, each on a steep slope dropping approximately 70 feet down to the creek bed. Each village – the north side known as Blue Bell (after a tavern) and later as Mullica’s Hill, and the south as Spicerville – developed with other small commercial enterprises. In 1810, Christopher Knisel added a woolen factory/textile mill on the creek. Eventually, industries were located on the north side, while commercial services, religious institutions, and worker housing were located on both sides of the Raccoon.

By mid-19th century, Mullica Hill had more than 300 known residents, two mills, two taverns, a Friends meeting house, a Methodist church, a Baptist church, an Episcopal church, two schools, two stores, the Harmony Fire Company, and about 20 residential houses. In 1876, a New Jersey atlas described Mullica Hill as “one of the most prosperous and enterprising villages in Gloucester County” with a population of approximately 700 people, a gristmill, a foundry and machine shop, a furniture manufacturer, two harness shops, two shoemaker shops, two lawyers, two schools, two hotels, three blacksmiths, three wheelwrights, three physicians, four churches, five secret and/or benevolent societies, and six stores.

Mullica Hill’s Main Street is a mile-long street with a bridge over the Raccoon Creek. The town’s position within the road network gave rise to its linear growth and role as a service center for surrounding farmsteads. The present road network continues to funnel heavy traffic onto Main Street.

In 1889, the Atlantic City Railroad extended its Williamstown branch from Glassboro to Mullica Hill. This led to the greatest period of growth of Mullica Hill as a commercial and industrial hub for Gloucester County. The village became an extremely successful agricultural produce-shipping center. A produce warehouse and many more dwellings were built between 1890 and 1920. The produce-shipping industry peaked in the first half of the 20th century and declined thereafter as highway improvements led to direct competition between roads and railroad shipping. In the 1940s to 1960s, farmers began transporting their produce by truck directly to Philadelphia and New York.

Mullica Hill is a mix of commercial and residential buildings bridging several significant architectural styles. Recent growth of residential subdivision developments has occurred outside the village core and the historic buildings on Main Street have been reused, rather than replaced, over the last century. Starting in 1967, antique stores began to locate to Mullica Hill, capitalizing on its relatively intact historic building stock and creating a successful niche market within Gloucester County and southern New Jersey.

Jefferson

Jefferson is a crossroads town located one mile north of Mullica Hill along State Route 45 (Bridgeton Pike). Jefferson was also known as Cox's Hill (circa 1808), Allenboro (circa 1835), and Lawrence's Hill. Today, Jefferson is the location of Clearview Regional High School and Middle School, the Mill Valley subdivision, and the High Pointe subdivision. In the late 20th century, Jefferson lost much of its identity as a separate village because the farmland between Mullica Hill and Jefferson was developed for commercial and residential land uses. Jefferson no longer has a separate postal address.

Ewan

Ewan, in the southernmost section of the township bordering Elk Township, is a small hamlet named after Israel Ewan, a prominent 19th century proprietor. Before Ewan's time, in the early 19th century, Thomas Iredell founded a saw and gristmill along the Raccoon Creek, and Ewan Lake is the lasting result of the mill's dam. Iredell's pattern brick farmhouses survive today, on either side of the lake. One is in Elk Township on Mood's Road and the other is in Harrison at Ewan Road and New Street.

Ewan also retains a number of 19th century structures, including two late 19th century store buildings, one of which is still in operation as the Ewan General Store. Other buildings of note include the Ewan Methodist Church, built in 1865; a two-room schoolhouse, built in 1874; and several plantation farmhouses. Ewan maintains much of its rural character because it is not plagued by automobile traffic and is not located near a major highway.



Source: DVRPC

Historic house in Ewan

Richwood

Richwood is another old village that has had many names, including Five Points, Campbell's Corner, Campbell's Store, Mount Pleasant, White Horse, and Hell Town. Three major roads converge in Richwood, creating a five-point intersection. Its present name dates to 1888. It grew in the 1850s as a result of the increase in rural road traffic as farmers brought raw farm goods to Mullica Hill. The land around Richwood consists of very sandy soils that are naturally suited for fruit orchards. Today, because of its location near the interchange of U.S. Route 322 and Route 55, Richwood is the site of much current and proposed residential development. Farmland on the east side of Route 55 is slated for a technology park owned and operated by Rowan University.

There are several buildings that are vestiges of Richwood's 19th century origins. Richwood Methodist Church (1860) is listed on the National and State Registers of Historic Places. Other buildings include Richwood Academy (1870), a summer boarding house — Peach Blow Cottage (1880), and the Richwood General Store. A number of 19th century farmhouses still survive in the outlying area around Richwood, but are threatened by impending development.

In 2005, Rowan University and the retail chain Wal-Mart were antagonists in a landmark New Jersey Superior Court case regarding Richwood parcels owned by the retailer. Wal-Mart began initial site improvements and received final site plan approval from the Harrison Township Planning Board in 2003. Rowan University claimed (and substantiated) that as a public university, the institution has power of eminent domain to purchase land that will ultimately benefit the general public. The university intends to build student housing, athletic fields, parking, and academic buildings, as part of a larger west campus expansion plan.

Agriculture, Industry, and Commerce

Like much of Gloucester County, Harrison Township was an active and prosperous agricultural community that, today, retains some of its rural character. Early settlers were attracted to a land with nearby water sources teeming with fish, and virgin forests. Cleared land was used for intensive agriculture. Because of the unusually rich farming soils, Harrison Township entered a long era of agricultural production. Early settlers raised grain, fruits and vegetables, and tended livestock.

In the 19th century, rich marl deposits were discovered throughout southern New Jersey. Marl, a soil heavy in calcium and carbonated lime, was used as commercial fertilizer and was excavated and exported throughout the Delaware Valley. The marl industry flourished especially in adjacent Mantua Township, with smaller operations located in Harrison Township. The removal of Harrison's marl for fertilizer unearthed fossils of early marine and reptilian species. Glassboro State College (now Rowan University) conducted the archeological excavations in the first half of the 20th century and found numerous specimens.

In the early 20th century, coincident with the building of Mullica Hill's railroad station and its role as a produce shipping center, some farms in Harrison Township specialized in fruit growing, especially peaches. In the 1980s, farming in the region began to undergo a variety of changes. The effects of global and other economic forces narrowed profit margins in farming, while the spread of suburban housing increased the value of land for development. This led to a general decline of farming throughout Gloucester County.

Historic Structures

Mullica Hill is a prime example of the 18th and 19th century rural villages that are often the centers of our suburban townships throughout southern New Jersey. Much of Mullica Hill's building stock dates from 1770 to 1920 and is representative of Colonial, Federal, Greek Revival, late Victorian, and Colonial Revival styles.

Two of Harrison's historic buildings, Butler Farm and Richwood Methodist Church, are individually listed on the National Register of Historic Places, overseen by the National Park Service. Both of these buildings are also listed on New Jersey's State Register of Historic Places. The Jessup Farm, located on High Street, and the Sherwin Farm, originally located on U.S. 322 but no longer standing, are on the State Register of Historic Places, overseen by New Jersey's Historic Preservation Office.

In 1991, the entire village of Mullica Hill, including more than 139 structures, was designated a Historic Place on both the National Register and the New Jersey Register because of its vernacular architecture. The township established a Historic Preservation Commission, designated a local historic district, and instituted a regulating ordinance. To support and sustain the historical, cultural, architectural, and social heritage of Harrison Township, the Historic Commission regulates façade and structural changes to buildings within the Mullica Hill Historic District and advises property owners on a building's architectural and historical significance. According to Township Ordinance 14-1992, property owners are required to obtain a Certificate

of Appropriateness from the Historic Commission for any exterior work visible from a street on a building within the historic district. Below are a few descriptions of significant historic structures located within the Mullica Hill Historic District:



Source: DVRPC

Historic houses on Main Street

Mullica House at 20 North Main Street (18th & 19th centuries)

This house was built on land surveyed by William Mullica in 1704. The Mullica House is built into a hill so that its northern section is one-and-a-half stories, dating to the early 18th century, and its southern section is two-and-a-half stories, dating to the 19th century. Its owners recently restored its cedar shingle roof.

Brick Row at 42, 44 and 46 South Main Street (1771, 1811, 1830)

The Brick Row consists of three conjoined houses, two of which are built to a Federal town house plan and one – the 1830 house (# 46) – which has Victorian detailing on windows, doors, and porches. The earliest house is the center one (#44) dating to 1771 and is locally called the Ellis Shivers House. Behind it, a 19th century outhouse still survives.

Friend's Meeting House (1808)

The Friends Meeting House was an early religious institution in Mullica Hill and Harrison Township. Jacob Spicer bequeathed land to the Friends for the meeting house. Prior to his donation, he allowed a schoolhouse to be built on his property (circa 1750). The building is in its original condition except for its porch, which was added in the late 19th century.

Trinity United Methodist Church (1848)

This church was originally known as Trinity Methodist Episcopal Church and was built in the Greek Revival style in 1848. The church features tall, Gothic, arched stained glass windows that once could be seen from the street.

Old Town Hall (1871)

The Old Town Hall occupies a prominent location in the Mullica Hill Historic District. Its exterior remains almost unchanged since its construction in 1871. The building was used for municipal elections, town meetings, school graduations, traveling medicine shows, and local entertainment. In 1993, the Harrison Township Historical Society was awarded a matching grant from the New Jersey Historic Trust using monies from the Garden State Historic Preservation Trust Fund. The grant was for structural stabilization and replacement. It is now the headquarters of the historical society and is open to the public during spring and fall weekends as well as for other special events.

Old Feed Mill at 1 South Main Street (1890)

Historically, this structure served as a feed mill and hardware store. The building is located near the original location of Mullica Hill's first gristmill built by John Gosling in 1741. Today, the Old Mill is a large antique shop. Behind the Old Mill is the former location of a train platform used for loading products onto and off trains. The railroad stopped its service to Mullica Hill in the late 1940s as local farmers began transporting their produce and raw goods by truck. The Old Mill is a present-day reminder of Harrison Township's past as a location for agriculture and agricultural-dependent industry.

Transportation

Travel on roads was difficult during the 18th and early 19th centuries, due to poor road quality. Before the county or state bought and maintained roads and bridges, private individuals had the responsibility of road construction and upkeep. After a severe storm, washed-out bridges were not repaired for many months or, sometimes, years. Mullica Hill rose to prominence in the 18th and 19th centuries because it was centered on one of the few permanent and reliable crossings of the Raccoon Creek.

Railroads and trolley lines were the key to the growth of particular communities throughout Gloucester County. During the second half of the 19th century and into the 20th century, the placement of railroad station stops and the extension of railways served as an impetus for land development projects such as at Wenonah, Pitman Camp Meeting, and Greenlawn in Sewell. In Harrison Township, the railroad line prompted modest industrial, commercial, and residential development, as Mullica Hill became a produce shipping point.

The first railway in Gloucester County was the Camden and Woodbury Railroad, opened in 1838, which carried freight and passengers to the Philadelphia metropolitan area. Harrison Township was connected to the Atlantic City Railroad in 1889. This railroad spur extended from Atlantic City through Glassboro and terminated at Mullica Hill. In 1896, all the small railroad lines running throughout southern New Jersey merged into one system and became the West Jersey and Seashore Railroad Company. CSX operates some of West Jersey's railways today, all of which carry freight only. Highways and trucking began to replace railroad transport of both goods and people after World War II.

State Route 77 (Bridgeton Pike) starts in Mullica Hill, crosses into Salem County, and terminates in Bridgeton, Cumberland County. Bridgeton Pike was originally part of the Cohawkin Trail, a Native American trail that crossed Raccoon Creek at a high point and continued south through Harrison. Portions of the later colonial-era road still exist on the Gloucester County 4-H fairgrounds.

Today

Today, Harrison is a rapidly developing community, home to more than 9,000 people with a population that is steadily expanding. Harrison Township is shifting from a rural farming community to a suburban bedroom community. Most of the township's workers commute out of the township; and 29 percent commute out of Gloucester County for employment. The average commute time to work is 29 minutes. Harrison experienced an explosive residential housing boom between 1990 and 2000, as more than 1,200 housing units were built, increasing the number of housing units by 70 percent to 2,939. This trend is continuing as the Harrison Planning Board approved an additional 1,425 single-family homes in major subdivisions between 2000 and 2004 and continues to have applications coming in for review.

A number of 18th and 19th century farmhouses survive in the township and are threatened by impending development. The Ashcroft-Pike Farmhouse on Bridgeton Pike, Sherwin Farm on Route 322, and the Howey House, also on Bridgeton Pike, were recently demolished and replaced with residential subdivisions. The township's historic resources are fragile in the face of change.

2.3 THE BUILT ENVIRONMENT

The built environment dictates where open space preservation can and should occur. Most of the built areas in Harrison are found south of U.S. Route 322 and in between existing development in the Mullica Hill area.

Preserved open space complements the existing built areas and will be instrumental in shaping both the location and impact of future growth.

Land Use

Agriculture once dominated Harrison Township and occupied 47 percent of its total 12,242 acres, according to the 1997 NJDEP land cover data, which is the most recent available cover data. Developed lands constituted 15.3 percent of Harrison's territory at that time. Developed land as a category consists of business parks, commercial structures, industrial sites, and residential locations. In Harrison Township, most developed land is residential. Another land use category that was relatively high is forested land constituting 26.63 percent of all acreage in Harrison in 1997. These percentages have shifted over the past eight to nine years, with a drop

in agricultural land being matched by an increase in developed land. Forests have remained fairly constant in acreage.

Population

The 1990 US Census listed a population of 4,715 residents for Harrison Township. By the 2000 Census, the population had grown to 8,788, a growth of 86 percent from 1990. DVRPC projections forecast 11,060 residents for Harrison Township by 2010. The township's population may actually prove to be more than DVRPC's projections, given the amount of residential development undertaken in the last four years. The tables below illustrate DVRPC's population projections and separate the population into different segments for whom Harrison Township must provide recreational opportunities, soothing open spaces, and alternative transportation options.

Table A: Harrison Township "Most Active" Population

Age	U.S. Census 2000		DVRPC 2005 Forecast	DVRPC 2010 Forecast	DVRPC 2015 Forecast	DVRPC 2020 Forecast
	Persons	Percentage	Persons	Persons	Persons	Persons
<i>Total Population</i>	8,788	100.0%	9,810	11,060	12,200	13,450
<i>Under 5 Years</i>	757	8.6%	845	953	1,051	1,159
<i>5 to 9 Years</i>	897	10.2%	1,001	1,129	1,245	1,373
<i>10 to 14 Years</i>	877	10.0%	979	1,104	1,218	1,342
<i>15 to 19 Years</i>	572	6.5%	639	720	794	875
<i>Total "Most Active"</i>	3,103	35.3%	3,464	3,906	4,308	4,749

Source: U.S. Census, DVRPC

Table B: Harrison Township "Active Adult" Population

Age	U.S. Census 2000		DVRPC 2005 Forecast	DVRPC 2010 Forecast	DVRPC 2015 Forecast	DVRPC 2020 Forecast
	Persons	Percentage	Persons	Persons	Persons	Persons
<i>Total Population</i>	8,788	100.0%	9,810	11,060	12,200	13,450
<i>20 to 24 Years</i>	314	3.6%	351	395	436	481
<i>25 to 29 Years</i>	312	3.6%	348	393	433	478
<i>30 to 34 Years</i>	638	7.3%	712	803	886	976
<i>35 to 39 Years</i>	1,047	11.9%	1,169	1,318	1,454	1,602
<i>40 to 44 Years</i>	968	11.0%	1,081	1,218	1,344	1,482
<i>45 to 49 Years</i>	695	7.9%	775	874	964	1,063
<i>50 to 54 Years</i>	511	5.8%	569	641	708	780
<i>55 to 59 Years</i>	385	4.4%	432	487	537	592
<i>60 to 64 Years</i>	233	2.6%	255	288	317	350
<i>Total "Active Adult"</i>	5,103	58.1%	5,692	6,417	7,079	7,804

Source: U.S. Census, DVRPC

Housing

The majority (84 percent) of Harrison Township's population lives in single-family homes in the historic village of Mullica Hill, and in numerous subdivision developments such as Country Manor, Bishop Lane, and Willowbrook Farm. All of these developments were built between 1990 and the present, or scattered on individual lots throughout the active farming areas. According to the US Census data, Harrison Township experienced an explosive residential housing boom between 1990 and 2000, as more than 1,200 housing units were built, increasing the number of housing units by 70 percent. Most residents (86.9 percent) live in owner-occupied homes, according to the 2000 census. The proportion of rental properties in Harrison is 13.1 percent, notably lower than in Gloucester County as a whole at 20.1 percent. The median home value in 2000 was \$181,900, which, adjusted for inflation, is \$188,671 in 2005 dollars.

Transportation

Harrison Township is relatively accessible compared to much of rural southern New Jersey. County roads, which may once have been paths created by Native Americans and then became rural farming roads, now serve as major traffic thoroughfares in the township. Harrison's early economic development was a function of its accessible transportation routes, which utilized several significant modes to transport food products, shifting from water to country roads to 19th century rail lines to the 20th century's modern highways.

The modern transportation corridors that serve Harrison have also fostered much of its past and current state of development. In 1951, the state completed the New Jersey Turnpike. Although the turnpike crosses through Woolwich Township to the west of Harrison, it serves as a significant transportation artery for the entire region. Exit 2 of the turnpike is within one mile of Harrison's western border. State Route 55, which crosses Harrison on the east, was constructed between 1965 and 1989 and has dramatically increased the speed with which Harrison's residents can access metropolitan employment centers. Route 55 has one exit in Harrison Township on U.S. Route 322 leading to Glassboro (and Rowan University) to the east and Richwood and Mullica Hill to the west. State Route 45 (known as Bridgeton Pike to the north of Mullica Hill and Woodstown Road to the south) is also a significant north-south road, bisecting Harrison Township.

U.S. Route 322 is the main (and often congested) thoroughfare in Harrison Township. Heading west, it connects with the New Jersey Turnpike (in Woolwich Township), then with Interstate 295 (in Logan Township), and finally with the Commodore Barry Bridge over the Delaware River to Pennsylvania and Interstate 95. To the east it meets Route 55, and then bends through Glassboro on its way to Williamstown and Atlantic City. After Pennsylvania's I-476 extension was completed in the mid-1990s, traffic tripled on Route 322 as Pennsylvania residents utilized this linkage to Route 55 and shore towns on the southern New Jersey coast, while New Jersey residents now have access to Philadelphia's western suburbs and their commercial and office centers via the Commodore Barry Bridge.

Throughout the last century, government agencies explored the possibility of expanding U.S. Route 322 into a freeway or turnpike spur. Each time, plans were abandoned because of the local community's protest over eminent domain procedures. With increased residential

development along Route 322 in Harrison, the opportunity to restructure and revision the road as an east-west freeway has disappeared. Within Harrison, farmers originally used Route 322 to travel between different farming properties. Now, farming along Route 322, especially in soil-rich Richwood, is severely affected by the traffic density.

County roads within the township include routes 581, 603, 607, 609, 618, 622, 623, 641, 664, and 667. These provide access and connections within the township and are remnants of past land uses that connected farming centers of activity. The majority of them run through or toward Richwood, Ewan, Jefferson, and Mullica Hill. In many cases, these formerly rural routes struggle to handle the increasing volumes of traffic associated with the township's suburban growth. Smaller roads in the township are a mixture of old rural lanes and newer subdivision thoroughfares.

Drinking Water

Residences in the more developed sections of Harrison, including Mullica Hill, are supplied with public drinking water by South Jersey Water Supply. Drinking water is derived primarily from public supply wells drilled into the Potomac-Raritan-Magothy aquifer, but is supplemented with water purchased from New Jersey American. Newer residential developments along Route 322, including Willowbrook Farm, Cider Press Estates, and Turtle Creek are also served with public water. Township residents who live in less developed areas, including southern and western Harrison, rely on private wells. As new development projects spread out into Harrison Township, especially in Richwood, part of which is included in the sewer service area, older properties on private wells and septic systems may be required to connect to public sewer and water. Currently, South Jersey maintains 2,133 service connections serving approximately 6,000 people (over 65 percent of the population) with public drinking water.

Sewer

As with public water, sewer service is provided to the more developed sections of Harrison, including Mullica Hill and newer developments like Willowbrook Farm along Route 45. The central part of Harrison Township and the area surrounding the Route 55 interchange in the eastern corner of the township are approved for sewer service, meaning residents in other areas, which are increasingly residential, will be responsible for their own private septic service. All public sewage treatment is provided through the Harrison Township Wastewater Treatment Plant, located on Woodland Avenue, which discharges to the main branch of the Raccoon Creek. There are future plans for a Richwood Wastewater Treatment Plant that would serve the approximately 1,000 acres near Route 55. The Gloucester County Utilities Authority (GCUA) does not serve any part of Harrison Township. The Harrison Wastewater Treatment Plant serves approximately 6,000 people.

Education

Harrison Township has two public elementary schools – Harrison Township Elementary School and Pleasant Valley Elementary School. Harrison Township School educates approximately 800

children in grades K through 3. Pleasant Valley School educates 640 township children in grades 4 through 6. After finishing elementary school, Harrison's students attend the Clearview Regional Middle and High School in Harrison Township. Clearview serves over 2,000 students from Harrison and Mantua townships. In 2002, citizens in the Clearview School District approved a \$39 million expansion and renovation proposal for the school complex, financed by a \$24 million bond.

Harrison Township is also home to the Friends School of Mullica Hill, a private school, which is located on High Street.

Parks and Recreation

Harrison's Public Works Department maintains the township's recreational facilities and administers related recreation activities. The Recreation Commission enhances the department's efforts by sponsoring community events throughout the year including Harrison Township Day, an annual Easter egg hunt and summer recreation programs.

The Ella Harris Recreation Park was, until recently, the principal recreation facility in the township. It is located on Bridgeton Pike and was under heavy and increasing use. In 2004, Harrison Township purchased a 47-acre site on Walters Road for recreational use and quickly established playing fields on it. The township also owns Mullica Hill Pond, which provides fishing opportunities but does not have easy access or a pier or dock. The Gloucester County 4-H organization owns fairgrounds in the township along Route 77 at which the 4-H Fair and New Jersey Peach Festival are held annually. The fairgrounds are used throughout the year by 4-H members and especially for numerous horse shows and competitions.



Source: DVRPC

Ella Harris Park

The following chart lists the approximate number of participants in Harrison sports programs that utilize current facilities:

Table C: Harrison Township Current Sports Programs (2004/2005)

Sports Program	# of Children	Places for Practice and Play	Season	Future Needs
Clearview Ice Hockey	24 (Harrison) 18 (Mantua)	Hollydell SkateZone	Spring & Fall	Clearview High School should take over ice hockey program and make it a varsity level sport. Township and/or school district should build facility.
Clearview Lacrosse	40 (Harrison) 40 (Mantua)	Chestnut Branch Park (Mantua) & Pleasant Valley Recreation Fields (Harrison)	Spring	More fields in Harrison
Clearview Basketball	450 (Harrison) 450 (Mantua)	Mantua facilities & Clearview High School (Harrison)	Winter	More courts in Harrison
Clearview Jr Youth Football & Cheerleading	130 (Harrison) 130 (Mantua)	Chestnut Branch Park (Mantua)	Fall	A facility in Harrison with clubhouse, concession stand, press box, parking and lighting.
Harrison Township Soccer	956 (Harrison & Mantua)	Pleasant Valley Recreation Fields & Ella Harris Park	Fall	More fields in Harrison
Harrison Township Little League	860 (Harrison & Mantua)	Ella Harris Park	Spring	More fields in Harrison
Pleasant Valley Football Club	180 (Harrison & Mantua)	Pleasant Valley Recreation Fields	Fall	More fields in Harrison

Source: Harrison Township Recreation Coordinator



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SECTION 3: GOALS OF THE OPEN SPACE PROGRAM IN HARRISON TOWNSHIP

Preservation of open space must be planned just like any municipal infrastructure, such as roadways, sewers, or schools. Development of an Open Space and Recreation Plan, and the township governing body's commitment to carry out the Plan, are essential to maintain a community's character, and to preserve and improve the quality of life for its residents.

The Harrison Township Open Space Committee has outlined the following **Open Space Goals** for the township. These goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- Ensure that open space protection is an important role in the development of the Township of Harrison
- Promote protection of open space, important habitats, environmentally sensitive areas such as stream corridors, wetlands, forests, and fields, in order to maintain Harrison Township's biodiversity
- Support active recreational opportunities on an equal and accessible basis for all township residents
- Protect surface water and drinking water quality
- Preserve historical parcels identified in the township
- Encourage farmland owners to preserve their lands in the eight-year and permanent farmland preservation programs
- Plan the future expansion of active recreation land in the township
- Support the community's needs relative to safe pedestrian circulation
- Preserve the scenic beauty and rural character of the landscape

3.1 MUNICIPAL, COUNTY, REGIONAL, AND STATE PLAN CONSISTENCY

Harrison Township – Master Plan

The goals and objectives of the Open Space and Recreation Plan are drawn from discussions with the Harrison Township Open Space Committee, from the Harrison Township Master Plan, first adopted in 1999, and primarily from the Master Plan Open Space and Recreation Element that was adopted in 2002. The Master Plan was updated in February 2004 through the Reexamination Process, in which the earlier Goals and Objectives for Community Design, Conservation of Natural Resources / Open Space and Recreation, Historic Preservation, and Recycling were carried forward and one new policy was established (Section VI. of the *Master Plan Reexamination*, February 23, 2004).

It is the intention of the Open Space Committee that the Open Space and Recreation Plan will become an amendment to the Master Plan Open Space and Recreation Element. Therefore, consistency between the documents is important.

The Objectives of the *Harrison Township Master Plan* that can be achieved through open space/farmland or historic preservation or that relate to recreation are the following (Reexamination 2004, pp 36 - 37):

- i. Encourage appropriate and complimentary development patterns throughout the Township.
- ii. Support historic preservation review programs in the Historic District of Mullica Hill and promote public awareness of the Township's other historic resources and traditional landscapes.
- iii. [Unrelated objective]
- iv. Promote the creation of pedestrian-scaled development in residential and nonresidential development and the preservation and enhancement of natural areas.
- v. Provide a community activity center for the Township.
- vi. Develop municipal park and recreation areas in conjunction with or adjacent to schools wherever possible. Continue the practice of purchasing and developing recreation areas including [in] outlying village areas. Promote the use of school facilities for adult and community meetings and activities when such activities do not conflict with the use and security of the school facilities.
- vii. Utilize the preserved stream corridors and wetlands/open space areas within the Township as pedestrian links between villages, municipal facilities, shopping areas, and parklands.

- viii. Recognize the Historic Mullica Hill Community as the town center of Harrison Township, as a major focal point of the cultural heritage of the community, and as a source of strength to the economic base.
- ix. [unrelated objective]
- x. Make the principal roadways, particularly the entrances to the Township, more attractive by providing for significant landscaped buffers along the sides of each roadway.

One new policy was adopted as a result of the Master Plan Reexamination, regarding the Open Space and Recreation Plan. It is:

- i. The provision of recreation opportunities for a diverse population is significant to the well-being of residents.

Open Space Plans of Adjacent Municipalities

Neighboring Woolwich Township adopted an *Open Space and Recreation Plan* in 2004. That plan proposes a Greenway System along the three major stream corridors within Woolwich, one of which – Raccoon Creek – is the same waterway as in Harrison Township. In addition, the Woolwich Township *Open Space and Recreation Plan* describes and maps three zones for priority preservation of agricultural land. One of these areas is located in the northeastern quadrant of Woolwich, adjacent to its border with Harrison Township and contiguous with an area of agriculture and preserved farmland in Harrison.

East Greenwich Township's *Open Space and Recreation Plan* delineates a "blueway" (equivalent to a greenway) along Rattling Run. That stream starts in Harrison Township although there is only a small piece of the stream (less than a mile) within Harrison's boundaries, located in the northwest quadrant of the township. East Greenwich has also delineated an area of proposed farmland preservation in its plan that abuts on its border with Harrison Township.

Mantua Township to the north of Harrison is currently preparing an *Open Space and Recreation Plan* that is likely to include a proposed greenway along Edwards Run, a major tributary of the Mantua Creek. Part of Edwards Run and all of its tributary, Richwood Branch, are located in Harrison Township and would connect to this greenway. In addition, the southern end of Mantua Township that borders Harrison is an area of planned farmland preservation efforts in Mantua.

These concurrent and complementary planning efforts present opportunities for Harrison Township to collaborate with its neighbors in both greenway and farmland preservation, and in support of the region's farming industry.

Gloucester County Farmland Preservation, Open Space Protection, and Recreational Needs Study

Adopted by the Gloucester County Freeholders in 1997, the *Gloucester County Farmland Preservation, Open Space Protection, and Recreational Needs Study* is the official Gloucester County Open Space and Farmland Preservation Plan, and an Implementing Plan for the Open Space and Farmland Preservation Tax approved by referendum in 1993. The plan provides data and recommendations for farmland preservation, open space protection, and recreational needs.

The Farmland section, utilized by the County Farmland Preservation Program, is a simplified version of the New Jersey State program. It utilizes the state's seven measures of relative farmland value to determine areas where a farm preservation application at the state level is most likely to be competitive.

The Open Space component defines open space that should be protected based on those areas having the highest combination of:

- High open space values using six features to define this value
- Areas where development pressure is most likely, based on a separate model
- Special considerations that need to be factored in, including such things as presence of unique features or public access to water.

Recreational needs are assessed at both the municipal and regional levels within the plan.

The three major goals of the Gloucester County Plan are the development of:

- A natural network of open space throughout the county, protected in perpetuity
- A large, contiguous, active, low-density agricultural area with long-term economic viability and visual permanence
- Several regional parks located near high-growth, high-need populations.

The Vision that the plan offers for Gloucester County is one where:

- Every municipality's Master Plan Land Use [Element] will recognize a county-wide open space system, agricultural regions, and a hierarchy of recreational areas
- Three or four large areas of the county will be in active and permanent farming
- All the major stream valleys will be protected as part of a natural drainage management and wildlife habitat preservation program
- A county-wide network of trails, bike paths and nature walks, along the stream corridors, will connect a set of regional parks located in each quadrant
- The five to six proposed and existing regional parks will have room for expansion and will have a wide range of public facilities
- An ongoing liaison between preservation and farming groups and government entities will facilitate working together and coordination of efforts
- The quality of life in the county will be high, various lifestyle choices will exist, and a sense of the history and access to open space will pervade.

Nearly all of Harrison Township's land is ranked in the county plan as High Priority for Farmland Preservation. This is the highest category for this component of the plan. Medium Priority land (the second highest rank) is the designation for the remainder, all of which is found immediately around and adjoining Mullica Hill.

On the Ranked Open Space map in the Gloucester County Plan, Harrison Township Rank One lands (the highest) are shown as small, isolated parcels along some of the stream corridors. Rank Two lands are more extensive and are found along the Raccoon Creek main branch east of Mullica Hill, on the eastern and western corners of the township, and in an area along the northern border near Edwards Run and Richwood Branch. Most of this northern land has been developed in recent years, however, or is currently approved for development. Rank Three land is designated between the Raccoon South Branch tributary corridors and in a large section in the southwest corner of the township.

In the Recreational Needs component of the Gloucester County Plan, a regional park for the Harrison-Mantua-Pitman-Glassboro area is shown as recommended on the map for 1990. This was a recommendation that the area be targeted for the first such county park development. The park recommendation is also shown on the needs assessment maps for years 2000 and 2010.



Source: DVRPC

Scenic Farmland in Harrison Township

Regional Plans: Delaware Valley Regional Planning Commission's 2025 Plan

DVRPC's long range plan for the year 2025 addresses land use and transportation for the Delaware Valley region and includes a section on open space and specifically preserving farmland, natural resources and recreation areas. These elements are indicated on the land use plan map along with existing uses and related items. The land use plan map also identifies an interconnected open space network across the region, along with locations that should remain rural and agricultural in character.

The open space network includes elements such as:

- Environmentally sensitive stream corridors,
- Wetlands,
- Woodlands, and
- Upland habitat areas.

The proposed open spaces are areas considered useful for both natural resource protection and to meet the recreational needs of the growing population.

The 2025 plan outlines implementation measures for the expansion of the open space network that includes coordination with:

- Counties,
- Local governments, and
- Nonprofit organizations.

The section also states that DVRPC will:

- Analyze new data,
- Compile information related to the status of open space acquisition,
- Prepare farmland and greenway plans and policies, and
- Provide implementation assistance to local governments.

According to the 2025 land use plan map, there are several connections to the open space network within Harrison Township that need to be established. These are along the Raccoon Creek corridor and, northward, along Jefferson Branch, in order to connect to the Mantua Creek corridors.

New Jersey State Development and Redevelopment Plan

Harrison Township is divided into three planning areas in the *New Jersey State Development and Redevelopment Plan* (the *State Plan*). They are the Rural Planning Area (PA4), Fringe Planning Area (PA3), and Suburban Planning Area (PA2). See the Harrison Township **Zoning (2005) and New Jersey State Planning Areas (2004)** map in the maps section. In April 2004, the state

began a “Cross-Acceptance” process to re-evaluate and update the *State Plan*. This process may lead to changes in the boundaries of the planning areas within Harrison Township.

Suburban Planning Areas (PA2) are defined by their proximity to more densely developed areas and are usually located in proximity to or adjoining a metropolitan planning area or a “Center.” They are distinguished from those areas by the absence of the high intensity Centers themselves. Suburban Areas are also characterized by the availability of developable land, and low-density single-family housing.

The *State Plan*’s intent in the Suburban Planning Area is to:

- “provide for much of the state’s future development;”
- “promote growth in Centers and other compact forms;”
- “protect the character of existing stable communities;”
- “protect natural resources;”
- “redesign areas of sprawl;”
- “reverse the current trend toward further sprawl; and”
- “revitalize cities and towns.” (p. 196)

The PA2 area in Harrison adjoins Route 55 on both sides. This is an interchange region and is within an approved sewer service area. The region is zoned for Village Center District (C-1) and Flexible Planned Industrial (C-55).

Fringe Planning Areas (PA3) are areas with less intense development but which, according to the *State Plan*, are able to accommodate growth. Within the Fringe Planning Area, the intention of the *State Plan* is to:

- “accommodate growth in Centers;”
- “revitalize cities and towns;”
- “protect the Environs primarily as open lands;”
- “protect the character of existing, stable communities;”
- “protect natural resources;”
- “provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas;”
and
- “confine programmed sewers and public water services to Centers.” (p. 201)

Fringe Planning Areas are predominantly rural landscapes that are not prime agricultural or environmentally sensitive lands, with scattered small communities and freestanding residential, commercial, and industrial development. In fringe planning areas, large investments in water/sewer infrastructure and road networks have not occurred.

Rural Planning Areas (PA4) contain large areas of farmland and other open land. The *State Plan*’s intent in Rural Planning Areas is to (p.208):

- “maintain the Environs as large contiguous areas of farmland and other lands”
- “revitalize cities and towns”
- “accommodate growth in Centers”
- “promote a viable agricultural industry”
- “protect the character of existing, stable communities”
- “confine programmed sewers and public water services to Centers.”

In these areas, the *State Plan* suggests the promotion of agriculture as a commercially viable enterprise, and land use policies that support the continued existence of agriculture. It also suggests the provision of adequate water resources and large contiguous tracts of land with minimal land use conflicts. The protection of natural resources within an agricultural framework is also important.

Harrison Township lands within the Rural Planning Area are located on the west side of the township, adjoining the boundary with Woolwich Township.

Environmentally Sensitive Areas (PA5) contain large contiguous land areas with valuable ecosystems, geological features, and wildlife habitats. The *State Plan’s* intent in Environmentally Sensitive Areas is to (p. 217):

- “protect environmental resources through the protection of large contiguous areas of land”
- “accommodate growth in Centers”
- “protect the character of existing stable communities”
- “confine programmed sewers and public water services to Centers”
- “revitalize cities and towns.”

The PA5 area in Harrison Township is a strip found along the Raccoon Creek North Branch from a point where the Raccoon Creek enters Harrison Township on the east to the stream’s confluence with Little Clem’s Run.

Most of Harrison Township is within PA3 areas. The only exceptions are the eastern-most corner — the Route 55 interchange area — and the western side, which are PA2 and PA4, respectively, and the PA5 area just described.

Within Fringe and Suburban Planning Areas (PA3 and PA2), the goal of natural resource protection is explicitly stated. To achieve this, the *State Plan* suggests the conservation of continuous natural systems, the strategic location of open space, and the use of open space to reinforce community identity. Within all agricultural areas, efforts should be made to minimize agriculture’s impacts on water resources and other sensitive features.

3.2 HISTORY OF THE HARRISON TOWNSHIP OPEN SPACE PROGRAM

The Township of Harrison proposed a dedicated tax for the acquisition and preservation of open space in 1999, through voter referendum. At the same time, a dedicated tax to preserve farmland through acquisition of development easements and other means was also proposed for voter referendum. Resolution 41-2002 for Open Space (see *Appendix*) and Resolution 8-1998 for Farmland Preservation (see *Appendix*) established the “Open Space Preservation Trust Fund,” and the “Farmland Preservation Assistance Trust Fund,” respectively.

Residents approved a referendum to initiate a one-cent property tax dedicated to open space acquisition and preservation. At the same time, a one-cent property tax dedicated to farmland preservation was approved. The farmland tax was reauthorized and increased to five cents in a 2004 referendum and is expected to generate over \$300,000 annually. As of January 1, 2005, the Open Space Preservation Trust Fund in the township had a balance of \$117,968 and the Farmland Preservation Assistance Trust Fund had a balance of \$325,011.

In 1987, Harrison Township’s governing body adopted an ordinance establishing recreation areas or recreation contributions as a requirement on new development. Part of this requirement encouraged the location of recreation sites adjacent to schools. The recreation contributions are calculated as a fee for each house constructed and are placed in the Township Recreation Trust Fund in order to support the expansion of recreational facilities and programs. A Recreation Commission makes recommendations for use of the trust fund and also oversees the parks and manages active recreation activities within Harrison Township. This group provided the active recreation data and information on recreation needs that are included in this Plan.

The Township Committee has established an Open Space Committee to oversee the development and implementation of an Open Space and Recreation Plan and to recommend parcels for preservation to the Township Committee. The Open Space Committee is composed of eight members including representatives from the Planning Board, Environmental Commission, Recreation Commission, Historic Commission, and Township Committee. Some members of the Environmental Commission also participated in planning meetings. Three active farmers sit on this committee and provided input into the Farmland Preservation section of this Plan.

All meetings of the Open Space committee are open to the public. Notification of meetings is published in the newspaper of record for the township, the *Gloucester County Times*. A survey of opinions on important resources to protect, assessment of the township’s effectiveness in protecting resources and open space, and soliciting recommendations for action was circulated to community officials and to residents at the start of the Open Space & Recreation Planning project. The survey was posted on the township website, distributed at a public event, and included in a township newsletter. Approximately 50 survey responses were received and compiled. These were useful in providing a sense of the residents’ strong support for open space and farmland protection.



Source: DVRPC

Tuliptrees on ravine slopes near Raccoon Creek





SECTION 4: INVENTORY OF OPEN SPACE RESOURCES IN HARRISON TOWNSHIP

This section of the Open Space and Recreation Plan describes the inventory of the open space lands within Harrison Township. Some of these lands are permanently protected as open space and will be noted.

The acreage numbers within this section of the report come from the property lists in the *Appendix*. The accompanying *Existing Open Space* map details the locations of these properties and has been developed using the Geographic Information System software, Arcview. As noted on the *Existing Open Space* map, the Gloucester County Planning Department produced the base map, using tax data from the Harrison Township Tax Assessor's office for the year 2003.

Vacant lands, farm-assessed parcels and outdoor recreation sites are depicted on the *Existing Open Space* map, along with publicly owned property and lands owned by charitable organizations. These are the lands that offer opportunities for open space preservation.

4.1 PUBLIC LAND

FEDERAL LAND

There are no federal lands in Harrison Township.

STATE LAND

New Jersey Department Of Transportation

NJDOT owns several small parcels totaling only 1.47 acres (*Class 15C in the Appendix*).

New Jersey Education Facilities Authority

The State Facilities Authority owns two properties in Harrison totaling 10.11 acres in the township (*Class 15B in the Appendix*).

COUNTY LAND

Gloucester County owns a four-acre site on on Wolfert Station Road on which the township's library is located (*Class 15C in the Appendix*).

MUNICIPAL LAND – TOWNSHIP OF HARRISON

Harrison Township owns a total of 215.41 acres of land in the municipality (*Class 15C in the Appendix*) across 41 parcels. Township parkland consists of the 26-acre Ella Harris Park between Commissioners Road and Bridgeton Pike, the 20-acre Mullica Hill Pond, and the recently acquired 47 acres on Walters Road that will provide active recreation fields as well as room for a public works complex. There are also 29 acres of land owned by the township that is slated for a future park on Aura Road.

The township municipal building occupies another 3.6 acres, and the Old Town Hall historic building occupies 0.11 acres on South Main Street. Other township-owned parcels include the police station, sewer plant, and 10 pump stations.

All of these parcels are listed in the *Appendix* and shown on the *Existing Open Space* map.

Other Publicly Owned Property in Harrison Township

Harrison Township Board of Education

The Board of Education in Harrison owns 15 acres of land on which Pleasant Valley School is located (*Class 15C in the Appendix*).

Two other school sites are also owned by the Board of Education, occupying 19 acres of land total (*Class 15A in the Appendix*).

Clearview Regional High School District

The Clearview Regional High School District owns three parcels in Harrison totaling 105.5 acres (*Class 15A in the Appendix*).

4.2: PRIVATE LAND

FARMLAND-ASSESSED PROPERTY

A total of 6,374.5 acres in Harrison Township are farmland-assessed (*Class 3A and 3B in the Appendix*). This acreage is found throughout the township on a total of 273 lots.

PRESERVED FARMLAND

There are 13 parcels that are permanently preserved through the New Jersey permanent preservation easement program. They total 552 acres. Another 11 parcels, totaling 253 acres, have applications pending or are in the application process for permanent preservation

easements. These are distributed around the township and not contiguous to other permanently preserved farmland.

Two parcels in Harrison Township, totaling 52 acres, are enrolled in the Municipal 8-year Preservation Program. There are two additional parcels in Harrison totaling 160 acres that are enrolled in the New Jersey 8-year Preservation Program. The 8-year preservation program requires farmers to voluntarily restrict development of their land for a period of eight years. Although landowners receive no direct compensation for enrollment in the program, they are eligible to receive grants for up to half the cost of conservation projects on their land, such as for erosion control, terrace systems, and windbreak restoration.

Two parcels totaling 32 acres are pending state permanent easement purchase. An additional nine parcels on six properties, totaling 120 acres, have applications pending before the state for permanent preservation through development easement acquisition.

VACANT LAND – LAND WITH NO STRUCTURAL IMPROVEMENTS

Harrison Township had a total of 1,221.6 acres of vacant land on 539 lots (*Class 1 in the Appendix*) as of the end of 2003. Several vacant lots are currently in use as stormwater drainage basins in various parts of the township.

FRIENDS SCHOOL CORPORATION

The Friends School Corporation owns eight parcels in Harrison Township comprising a total of 10.6 acres (*Class 15B in the Appendix*). Another 13 acres were recently acquired by the school, of which at least half will be retained as wooded open space.

CHURCH AND CHARITABLE PROPERTIES

There are a total of 23.6 acres of property that are owned by churches and/or charitable organizations in Harrison Township (*Class 15D and 15E in the Appendix*). Most of these properties are small holdings. There are, however, two parcels owned by Richwood Methodist Church and Church of the Holy Name of Jesus that are each about five acres in size.

4.3: PRESERVED LAND IN HARRISON TOWNSHIP – SUMMARY

Harrison Township consists of a total of 12,230 acres. Of this land, 767 acres, or 6.27 percent, is “open space” that is preserved either through farmland preservation or municipal ownership. These protected lands are summarized as follows:

Harrison-owned open space property	215 acres
Permanently preserved farmland	552 acres
Total Preserved Lands:	767 acres

4.4 HARRISON TOWNSHIP POTENTIAL OPEN SPACE INVENTORY

The Open Space Inventory is the list of lands in the municipality that the township should look to, when planning for open space preservation. This list is comprehensive and includes property that is not traditionally thought of as “open space.” In order to increase the amount of preserved land within the municipality, the Open Space and Recreation Plan recommends that Harrison utilize a diverse inventory of lands to begin to prioritize properties for acquisition. This inventory includes:

Farm-assessed Land (without approved development)	4,428 acres
Vacant Land (without approved development)	663 acres
Recreation Sites	<u>104 acres</u>
Total on Inventory	5,195 acres

Of the 12,230 acres in Harrison Township, 5,195 are included on the inventory of available open space. This is 42.5 percent of the township that is potentially available for open space preservation. Over 85 percent of this land is farm-assessed property.





SECTION 5: OPEN SPACE AND RECREATION NEEDS IN HARRISON TOWNSHIP

- A. Endangered species habitat and wildlife corridors are threatened.**
- B. Stormwater runoff pollution and incomplete protection of stream corridors threatens water quality of streams and lakes and reduces wildlife diversity.**
- C. Trails and recreation areas linking people to nature are limited. Residents lack options, such as walking paths and bike trails, for mobility within the township.**
- D. Prime agricultural lands are also prime developable areas.**
- E. Agricultural lands risk becoming isolated.**
- F. Historic sites are part of the community's identity and need to be connected to recreation and leisure opportunities. Sites outside the historic district merit protection.**
- G. Loss of rural charm threatens residents' quality of life.**

Need A. Endangered species habitat and wildlife corridors are threatened

Harrison Township has upland forest and grassland habitat that is designated as critical for a variety of rare bird species such as the Cooper's hawk, red-shouldered hawk, and vesper sparrow, according to the New Jersey Landscape Project Habitat Project (see the *Township of Harrison Environmental Resource Inventory* for more details). Other sites that could support endangered reptiles and amphibians, including the bog turtle and tiger salamander, are found in grassland and wetland areas, including the forested wetlands that line several stream corridors.

Development pressure on open agricultural land – the grassland species habitat – is intense within Harrison. Bog turtles prefer the wet areas of agricultural land. Development along stream corridors is also extensive and increasing. Outside of the required buffer along creeks, development is fragmenting the landscape, eliminating critical habitat, and choking off wildlife migration routes.

There are two Natural Heritage Priority sites within Harrison Township that are important for their preservation of biodiversity. Both areas either have residential development or are slated to have housing built within their boundaries. These are significant habitats for a range of wildlife and require immediate protection at whatever levels can be achieved.

Need B. Stormwater runoff pollution and incomplete protection of stream corridors threatens water quality of streams and lakes and reduces wildlife diversity

All of Harrison Township's major waterways suffer from water quality impairments, although there has been some improvement in quality since 1995. This is found primarily in the Raccoon Creek South Branch, and along Richwood Run, which is a tributary of Edwards Run and part of the Mantua Creek watershed. Specific impairments in the Raccoon system occur in the ability of the main stream segments to support diverse populations of aquatic wildlife. In the case of Richwood Run, the impairment is for high levels of phosphorus and fecal coliform. Excessive phosphorus is usually imported into stream systems through stormwater runoff, and is due primarily to high fertilizer loads on farm fields or on residential and commercial lawns. Fecal coliform comes from animal waste, which can include domestic cattle, wild geese populations, and pet waste.

The best protection against stormwater runoff pollution is to create wide corridors of protected land along streams. These buffers reduce and can eliminate the pollutant loads and excess sediments carried by runoff. Buffer areas also provide potential passive recreational opportunities and travel corridors for wildlife. Although the phosphorus and fecal coliform impairments may have resulted from past farming activity, the amount of residential growth that has occurred in Harrison Township can easily generate similar pollutant loads in stream and lake waters. Elimination of water quality impairments is essential for public health, as well as for retaining diverse fish and other aquatic wildlife populations.

Need C. Trails and recreation areas linking people to nature are limited

The population of Harrison Township has increased dramatically in the past 15 years and is expected to grow further in the next five years. Vacant lands and farmland are being replaced with medium density residential development. Lack of access to the natural world by residents leads to indifference and apathy while, at the same time, the need for both passive and active recreational opportunities increases.

Greenways that connect people to the outdoor world and provide areas for possible trail linkages between points in the community are missing in Harrison Township. These pathways will become increasingly important as the community becomes more urbanized. Linking people to their natural and cultural resources through walking and biking routes will also provide an alternative to the only mode of movement that currently exists in the township – auto travel on congested roads.

Linking people to the natural world increases public health and promotes an “outdoor ethic” of respect and appreciation for natural areas. This, in turn, enhances stewardship of resources. It is also a necessity for maintaining public support of open space protection. Citizens must see a benefit from their tax dollars.

Harrison’s richest habitats are found along its stream corridors, some of which are beautiful ravines with steep sloping sides. These areas are also floodplains with wetlands that provide flood-mitigation functions. Access to these corridors is limited for residents.

Protection of these corridors for both people and wildlife and provision of

public access, where appropriate, is an essential step in Harrison’s open space protection effort.



Source: DVRPC

Private road crossing Jefferson Branch

Active recreation needs were well documented and planned by the township’s Recreation Committee in its *Needs Report* of 2001. Considerable progress in acquiring land for recreational playing fields has been made, following the recommendations of that report. (See also page 18 in *Community Resources, the Built Environment*.) Population figures for the township suggest that the needs of the “active adult” population may not be as well met as those of youth. In addition, population projections indicate an expanded need for additional active recreation sites. The Recreation Committee has reviewed this matter but an updated Needs Assessment may be a good option within the next year.

Need D. Prime agricultural lands are also prime developable areas

Harrison Township's soils are some of the richest in New Jersey. These lands are being lost at a rapid pace and agricultural operations are becoming increasingly difficult within the township, although some farms continue to thrive. Part of this loss is due to conditions of the agricultural industry generally, but it is also a consequence of the extensive pressure for residential development that Harrison's location and road network have fostered. In addition, the upland prime soils found within Harrison are easy to build upon.

Agriculture has always been part of Harrison's identity and landscape. Old and new residents place a high value on the scenic aspects of the community, which are largely a function of its agricultural land use. While many residential subdivisions have been designed with buffers that reduce the impact of lost fields and open spaces, this loss cannot help but increase as the community grows. Preservation of agricultural land is critical for maintaining viewscapes, as well as for protecting the open "grassland" species of wildlife that exist in these areas. Most importantly, preservation of remaining agricultural lands will help to protect those farmers who continue to operate and will buttress the agricultural industry from some of the impacts of development.

Land values are relatively high in Harrison Township. The competition from developers makes farmland preservation more expensive and difficult, especially as land preservation values often lag behind development offers. Creative funding strategies and strong applications to state and county funding sources will help the township leverage local open space dollars to acquire what will be increasingly expensive land. An aggressive land acquisition program is critical if the township is to slow the rapid rate of residential growth that has been occurring in recent years.

Need E. Agricultural lands risk becoming isolated

The location of residential growth in Harrison Township has been somewhat haphazard. Housing is scattered across the landscape, rather than being concentrated around the denser settlement of Mullica Hill. This has meant that operating farms are becoming isolated from each other and increasingly surrounded by land uses that can be quite incompatible. New residents who know little about farming are often intolerant of aspects of a farming operation. Movement between farm fields is also constrained and hazardous.

Permanent protection of farmland is a key objective in Harrison Township and all farmland is valued for preservation. Protection of farms that are adjacent to already preserved land, or to other farms that may become permanently preserved, would reduce the threat of isolation.



Source: DVRPC



Source: DVRPC

Farmland is rapidly being replaced by development in Harrison Township

Need F. Historic sites are part of the community’s identity and need to be connected to recreation and leisure opportunities. Sites outside the historic district merit protection

Harrison Township has numerous historic sites, including many 18th and 19th century structures, most of which are in Mullica Hill. The center of Mullica Hill is a Historic District on the National and State Registers of Historic Places. Its preservation and maintenance is guided by the Harrison Township Historic Preservation Commission that oversees the Historic District. There are also a number of historic sites outside the district including large farmsteads, charming storefronts, churches, and bridges located in the smaller communities of Ewan and Richwood and at other locations throughout the township. These latter sites lack the protection afforded by the Historic District designation of Mullica Hill.

History and the attraction of Mullica Hill as an antiques center and a town of great charm is an important component of Harrison’s economic well-being. Open space can be used, if appropriate, to preserve the landscape around historic structures, as well as to connect the historic district to other parts of the community, support pedestrian access to the shops and facilities within the district, and serve the parking need that already exists.

Need G. Loss of rural charm threatens residents’ quality of life

One of the reasons that residents have moved to Harrison Township is the “rural charm” and “country feel” of the community. While it is often difficult to articulate the conditions that create these qualities, it is easy to identify when they have been lost. This loss is embodied in new subdivisions breaking ground on a prior open field, or a commercial venture blocking a pastoral view of working farmland.

This is currently happening in Harrison Township. New subdivisions are changing the character of the community, bringing with them new residents with different expectations and assumptions about what it means to live in the “country.” This often changes the nature and focus of a community.

Increasing traffic, the need for stoplights at busy intersections, greater stress on schools, increased residential runoff, and pressures on remaining farms are some of the negative repercussions of the loss of Harrison’s rural character.





SECTION 6: A SYSTEM OF OPEN SPACE FOR HARRISON TOWNSHIP

Open space is really another form of community infrastructure that needs to be designed and “built,” in the same way that utilities and roadways are conceived and laid out. When planned as a system, open space infrastructure has many benefits for a community, including greater preservation of habitat, conservation of renewable resources, increased opportunities for residents to keep fit and improve physical health, a counterbalance to growth and development in order to sustain economic vitality, and maintenance of community character.

This section explains how Harrison Township’s open space needs are addressed by the proposed system of Open Space. The *Proposed Greenways* and *Potential Farmland Preservation* maps included in this document depict this planned approach to open space preservation.

The Open Space System addresses township needs in the following ways:

- I. Greenways Protect Township Waterways and Promote Public Appreciation and Use**
- II. Critical Habitat Preservation Will Protect Threatened and Endangered Species**
- III. A System of Interconnected Multi-Use Trails Will Provide Linkages Between Neighborhoods, Schools, Historic Sites, Businesses, and Outdoor Recreation**
- IV. Preservation of Farmland Will Enhance the Viability of Harrison’s Farm Industry and Its Valued Rural Landscape**
- V. Additional Park Acreage Will Answer Future Needs for Recreation**
- VI. Outdoor Recreation Linked with Historic Preservation and Promotion Strengthens Community Identity and Supports Business Success**

I. Greenways Protect Township Waterways and Promote Public Appreciation and Use

The establishment of greenways along the stream corridors of Harrison Township accomplishes several aims. Greenways maintain important habitat for wildlife and provide corridors through which animal and plant species can move. They also protect stream waters from the impacts of stormwater runoff and help to stabilize streambanks and prevent their erosion. Greenways also aid in flood prevention and help to maintain the health of the complex biotic systems of wetlands.

Greenways along water also serve to connect people to the outdoors by providing potential sites for walking trails and, in some locations, for biking trails. A greenway system thus provides opportunities for the public, including school children, to learn through experience about the importance of the township's streams, floodplains, wetlands and open space.

The most direct and long-lasting means of preserving stream corridors is to purchase the land making up these linear paths. However, the cost of doing so is often prohibitive. Where it is cost-effective and appropriate, direct acquisition should be considered. Where it is not feasible, other alternatives can be utilized. These include the donation or purchase of easements along the riparian corridor, developing a ranking method for acquisitions of open space properties and farmland areas that is higher for properties containing stream frontage, and requiring maximum protection of wetland buffers in new residential and commercial development.

Greenways are not synonymous with trails. For a discussion of the differences between them, see **Section 10: Greenways and Trails – Planning and Design Resources.**



Source: DVRPC

Ewan Lake

II. Critical Habitat Preservation Will Protect Threatened and Endangered Species

Preservation of Harrison's two Natural Heritage Priority (NHP) sites through direct acquisition would be the best method for maintaining these critical habitats and the rich biodiversity and rare plants they support. These properties are the Mill Race Farms and the Pancosts Woods NHP sites. The Mill Race Farms site runs along the main channel of the Raccoon Creek. Part of it is within the property of smaller landowners and there is one recently approved subdivision along its length, just west of Mullica Hill. The Pancosts Woods site upland areas, above the Raccoon Creek South Branch ravine, have also been approved for residential housing. This makes preservation more difficult. Nevertheless, both sites should have a high priority for protection, utilizing a variety of preservation methods.

The forested wetlands along the main channel and south branch of the Raccoon Creek are all classed as "suitable habitat" for rare and endangered species of wildlife as delineated by the Landscape Project of New Jersey's Endangered and Nongame Species Program. The upland forests adjoining the western-most tributary of the Raccoon Creek main channel, and along Shivers Run and the south branch are classed as "critical habitat." While the wetlands have some protection under the New Jersey Wetlands Protection Act, the uplands have no such protection, and are therefore of highest priority for preservation efforts. Farmland remaining in the northwest section of the township and throughout the eastern end of Harrison, west of Route 55, is classed as critical grassland habitat due largely to the presence of the endangered bog turtle and such grassland-dependent species as the vesper sparrow. These areas are important targets for farmland preservation.

A system of Greenways that encompasses the stream channels and the lands adjoining them and their tributaries, combined with farmland preservation in the township, will provide protection of the endangered species of the community. Some forms of passive recreation may also be utilized in these areas.

III. A System of Interconnected Multi-Use Trails Will Provide Linkages Between Neighborhoods, Schools, Historic Sites, Businesses, and Outdoor Recreation

Harrison Township's stream corridors flow conveniently through the center of the township and branch out to reach most of the populated areas. A system of greenways will not only enhance wildlife movement along corridors, but could serve as sites for multi-use trails that connect the community together.

Several sections of township streams are located within fairly steep ravines. These areas are beautiful sites that are largely unappreciated by residents because there is limited access to them. Most have fairly wide floodplains along the streams themselves, which might allow for some trail

development. One of Harrison's most attractive sites is the Mullica Hill Pond, which is a property already owned by the township. This adjoins the Historic District of Mullica Hill, but access to the pond is lacking and there is no parking facility. Nonetheless, this site can serve as a center for trail development if access from Main Street can be developed.

A trail system running along the abandoned railroad bed between Jefferson Branch and the smaller Raccoon Creek tributary that starts near Walters Road, and/or a trail along Jefferson Branch, would link Mullica Hill to the main school sites and the community's recreation facility to the north. If extended westward along Raccoon Creek, a trail would link Mullica Hill to the Natural Heritage Priority sites to the west. Trails are also possible, although somewhat more difficult due to development in a few areas, along the Raccoon Creek Main Branch and its tributaries. These, however, would connect the Ewan area and other residential locations to the center of Harrison.

Trails along Greenways would greatly improve the ability of residents to move around the township without use of cars and would provide much-needed passive recreation opportunities within close proximity to homes.

The majority of trail users tend to be the residents who live next to or near an established path or bikeway. The presence of an amenity such as a trail also serves to increase property values of those residences near the trail. Nevertheless, trails can only be established if there is real community support for them. Obviously, a trail cannot cross through someone's backyard. Where residential development is close to a greenway, any trail pathway may need to be diverted to circumvent encroachment on private property. In other areas, where there is substantial land between a potential trail site and residences, access easements might be granted by residents if they have been involved in trail plans from the beginning. At the least, delineation and creation of trails in new residential subdivisions can be made a requirement. These can be linked to planned trails within the larger community that may not be possible in the near future due to current land use, but which have some potential over the long run.

Trails are not synonymous with greenways. For a discussion of the differences between them, see **Section 10: Greenways and Trails – Planning and Design Resources.**

IV. Preservation of Farmland Will Enhance the Viability of Harrison's Farm Industry and Its Valued Rural Landscape

Agriculture has been a primary occupation throughout Harrison's history. Since the closing of major packing plants in southern New Jersey, and in response to a changing global economy, farming has declined within Gloucester County. It is still a major economic force that contributes significantly to the township's rural character. However, the lands best suited to farming are also the most suitable for development. Development pressure is extreme in Harrison Township, with prices offered for land at levels well above their market value as farmland.

A municipal farmland preservation program in Harrison that concentrates on encouraging all farm landowners to consider preservation would help to stem the sprawling expansion of development. Maintaining blocks or belts of contiguous farmland will help to strengthen the viability of the farming community, as well as to focus efforts that could increase the amount of farmland preservation funding available.

To date, 635 acres of farmland have been preserved in Harrison and there is interest in preservation by many farm owners. Building upon these preservation efforts will strengthen the township's farming industry. A commitment to maintaining the viability of farming will also entail finding methods of supporting farm profitability, educating new residents to "country living," and protecting the operation of farms in a changing community. Preserving farmland has the additional important benefit of maintaining Harrison's characteristic landscape and the scenic views that residents value so highly.



Source: DVRPC

Preserved Farmland along Tomlin Station Road

V. Additional Park Acreage Will Answer Future Needs for Recreation

Although Harrison Township's Recreation Committee has outlined a plan for meeting future needs for active recreation, which the township is implementing, there is still a need for accessible undeveloped parkland and there will be a growing need for additional active recreation space. A review of future needs is called for.

The National Recreational and Park Association (NRPA) has established recreational standards to assist communities in determining the precise need for recreational development – number and placement of fields, development of new types of facilities, and the like. This is done by conducting a “Level of Service” analysis in which the actual recreational supply and demand in the township is calculated. The NRPA has published guidelines for carrying out this assessment. Such an analysis provides an accurate basis for planning because it takes into account such factors as peak use, days in the year that facilities are available, and any nonlocal (outside the recreation complex) supply of space. It would enable Harrison to address other issues, such as the necessity to serve a growing adult population as well as youth, and the question of geographic distribution of some types of facilities. Given the projected growth of residential areas in the township, this detailed analysis would be beneficial.

Recreation/open space requirements in the township’s land development ordinance could also be strengthened to fund or establish more neighborhood parks and local facilities, although these must be carefully designed so as not to establish sites that pose maintenance or other problems to the township. However, a requirement that developers add walking paths to their designs in ways that connect to other such paths is a valuable approach that can possibly be enhanced.

VI. Outdoor Recreation Linked with Historic Preservation and Promotion Strengthens Community Identity and Supports Business Success

A system of open space focuses on a town’s natural assets, and also protects the legacy and character of the community. This means that the historic sites and regions need to be incorporated into open space planning in order to provide protection of the community’s heritage as well as its landscape.

Harrison Township has a greater wealth of historic resources than almost any other community in Gloucester County. Although this is valued and actively protected, it is not as strong a part of the identity of the township as a whole, as it might be. This is probably due to the fact that concentration of historic sites is within Mullica Hill, while residential development is continuing to occur at a distance from the town center. Linkages through greenways and trails would help strengthen access and identity. Other means of promoting the historic aspects of the community are worth exploring.

Mullica Hill’s location and the early growth of the township were heavily dependent on its location along the Raccoon Creek. Linking natural resources and historic resources together in community campaigns, tours, walks, literature, and all aspects of preservation would enhance protection of both types of resources. As a component in the open space program, historic preservation can also draw additional funding.





SECTION 7: LAND ACQUISITION RECOMMENDATIONS

THE MAPS

The Land Acquisition Recommendations listed in this section of the document give the details on the properties that fall within the delineated greenways and the farmland areas that are proposed for preservation. Included in the Maps section of this *Open Space and Recreation Plan* are the *Proposed Greenways Map* and the *Potential Farmland Preservation Map*, where these areas are illustrated.

The *Proposed Greenways Map* illustrates the extended greenways connecting and preserving the parklands, natural areas, and waterways of the township. The map provides a vision for the township's open space preservation program.

The *Potential Farmland Preservation Map* shows all parcels that are farmland-assessed and not yet permanently preserved as being of potential interest. This broadly inclusive approach illustrates the township's interest in preservation of all its remaining farms, regardless of their location.

THE RECOMMENDATIONS

The following pages outline the blocks and lots of the parcels that would create the several greenways envisioned on the *Proposed Greenways* map. Introducing each list is a summary of the open space significance of the area as well as funding sources that could be used to preserve the properties. Parcels depicted on the *Potential Farmland Preservation* map are listed in the Farmland-Assessed Properties included in the Appendices, although farmland properties that are fully or partially within a Greenway or Connector are included in the Recommendation list for it.

It can be assumed that there are environmental objectives relative to any property included within a Greenway or Greenway Connector. However, the protection of a particular property and the achievement of environmental objectives can be obtained through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners. The township will work with willing landowners to find the most mutually beneficial approach to land protection.

A property's inclusion on the following Land Acquisition Recommendations pages indicates that the specific property is within one of the designated greenways or connectors. The properties of primary interest are those that are also on:

- the Open Space Inventory (see pages 35 - 38), or

- in the lists of properties that are Exempt (Classes 15A, 15C, 15D, 15E, and 15F), Vacant (Class 1), Farmland-Assessed (Class 3A/3B), or “Developed” property over five acres (Classes 2, 4A, 4B) in the *Parcel Data Tables* in the *Appendices*.

Information on landowners of specific parcels in the following inventories **comes from the tax records as of the end of year 2003**, which is the most recent update of the base parcel map created by Gloucester County using Geographic Information Systems mapping. Records connected to the maps have not been updated **and may not be accurate as to ownership or mailing address**. Checking current tax records is essential before contacting landowners for any purpose.

Parcels that have received preliminary or final subdivision approval as of December 31, 2004 are shown as stippled areas on the *Existing Open Space Map*, the *Proposed Greenways Map*, and the *Potential Farmland Preservation Map*. Also, the parcel records in the inventories are annotated in the Status column if they have development or land preservation applications or approvals.

Some parcels may be included within more than one list. For example, a parcel within the Raccoon Main Branch Greenway may also fall partly into the Raccoon-Mantua Connector and therefore will be included in both Recommendation lists.

Explanation of Tax Class Column

- Class 1 = Vacant land
- Class 2 = Developed, residential property
- Classes 3B or 3A/3B = Farmland-assessed
- Class 4 = Developed, commercial property

Mill Race Farms Natural Heritage Priority Site and Greenway

Open Space Significance: This area is located on the western side of the township and lies along the main branch of the Raccoon Creek, adjacent to Mullica Hill Pond. The Mill Race Farms site is a rich, wooded ravine with forested wetlands along much of its length, and mixed deciduous upland forest on its slopes. The site contains one state-endangered animal species and a state imperiled plant species. The Mill Race Farms Greenway extends from the NHP site to the Jefferson Branch Connector and Mullica Hill Pond.

Preservation of this site and accompanying greenway would protect and maintain the habitat for the imperiled plants and endangered animal species found here.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
34	49	3B	47.65	WALTERS RD
37	3	3B	42.19	COLSON LANE
37	4	1	8.65	WALTERS RD
37	6	3B	15.99	WALTERS RD
49	6	3A	90.27	WOODLAND AVE
50	3.01	3A	31.79	HIGH ST
50	3.15	3B	6.95	HIGH ST
50	3.16	3A	5.98	HIGH ST
50	3.31	2	7.88	WOODLAND AVE
50	4	3A	19.68	WOODLAND AVE
50	5	3B	11.9	WOODLAND AVE
50	6	15C	1.73	WOODLAND AVE

Block	Lot	Class	Acres	Location
50	15	15C	6.47	WOODLAND AVE
50	17	2	6.54	WOODLAND AVE
50.01	34	1	14.11	BANFF/HARRISON DR
50.01	35	1	2.76	BANFF DR
58	1	15C	14.39	MULLICA HILL RD
58	2	15C	2.32	MULLICA HILL RD
59	1	2	6.15	SWAMP RD
59	2	2	5.39	CHATHAM LANE
59	5	3B	33.6	MULLICA HILL RD
59	8	15C	0.32	MILL RD
59	11	1	0.17	SWAMP RD
59	15	15C	0.6	MILL RD

Block	Lot	Class	Acres	Location
59	16	15C	2.5	MULLICA HILL RD
59	17	3A	41.05	MULLICA HILL RD
62	2	1	0.4	EAST AVE
62	36	1	0.37	EAST AVE
62	37	1	0.19	EAST AVE
65	19	1	2.33	WEST CHURCH ST
66	4	15C	0.17	MILL RD
73	2	1	0.33	MULLICA HILL RD
73	4	15C	3.27	MULLICA HILL RD
59	3.01		6.33	
65	25		17.19	

Raccoon Greenway

Open Space Significance: This area is located on the western side of the township and lies along the main branch of the Raccoon Creek, adjacent to two Natural Heritage Priority Sites – Pancosts Woods to the south and Mill Race Farms to the east.

The land area within the Raccoon Greenway remains largely undeveloped. At this point, the Raccoon Creek is a deep ravine with lush, mixed deciduous upland forests. Steep slopes of greater than 20 percent are present on the south side. Brushland and scrub/shrub wetlands lie along the creek’s northern banks. Upland forests on flatter areas of the greenway provide high groundwater recharge. The stream corridor is designated as critical upland forest habitat and provides nesting and hunting area for the endangered Cooper’s hawk. The greenway contains some prime farmland and part of a permanently preserved farm.

Preservation of this area would protect all the natural resource values just discussed. It would also provide possible walking trails and wildlife corridors.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
50	1	3B	9.27	WOODLAND AVE
50	2	3A	9.55	WOODLAND AVE
50	2.01	3A	18.72	WOODLAND AVE
50	2.02	3A	28.56	WOODLAND AVE
50	2.04	3B	6.47	WOODLAND AVE
50	3.02	2	5.99	HIGH ST
50	3.03	3B	10.13	HIGH ST

Block	Lot	Class	Acres	Location
50	3.04	2	6.11	HIGH ST
50	3.05	2	6.12	HIGH ST
50	3.06	2	6.16	HIGH ST
50	3.07	2	6.07	HIGH ST
50	3.08	2	6.13	HIGH ST
50	3.09	2	6.28	HIGH ST
50	3.1	2	5.92	HIGH ST

Block	Lot	Class	Acres	Location
50	3.11	2	5.93	HIGH ST
50	3.12	1	6.35	HIGH ST
50	3.13	2	6.11	HIGH ST
50	3.14	2	6.27	HIGH ST
50	3.15	3B	6.95	HIGH ST
50	3.16	3A	5.98	HIGH ST
50	3.22	1	5.6	WOODLAND AVE
50	3.23	1	6.04	WOODLAND AVE
50	3.24	1	5.67	WOODLAND AVE
50	3.25	1	6.33	WOODLAND AVE
50	3.26	2	6.4	WOODLAND AVE
50	3.27	1	5.74	WOODLAND AVE
50	3.28	1	8.35	WOODLAND AVE
50	3.31	2	7.88	WOODLAND AVE
50	10	2	13.28	WOODLAND AVE
50	10.02	3B	5.85	HIGH ST
50	16	3A	6.43	HIGH ST
51	1	3B	101.72	HIGH ST
51	3	3B	8.42	WOODLAND AVE
51	4	1	28.98	WOODLAND AVE
51	4.02	2	7.29	WOODLAND AVE
51	7	3A	36.31	WOODLAND AVE
51	8	3B	40.1	HIGH ST
53	2	3A	40.79	HIGH ST
53	3	3B	36.22	HIGH ST
53	10	3A	5.76	HIGH ST
54	1	3A	97.34	TOMLIN STATION RD
54	9	3B	6.66	FRANKLINVILLE RD
54	11	3B	33.24	FRANKLINVILLE RD
54	11.01	3A	126.45	FRANKLINVILLE RD
54	12	3A	36.82	HIGH ST

South Branch (Raccoon Creek) Greenway

Open Space Significance: This area is located on the western side of the township and lies along the south branch of the Raccoon Creek, flowing southward toward South Harrison Township. The Pancosts Woods Natural Heritage Priority Site is adjacent to the South Branch Greenway. This area encompasses extensive steep slopes greater than 20 percent, forested wetlands, large swaths of upland deciduous forests, and patches of farmland.

The stream corridor is designated as critical upland forest habitat and provides nesting and hunting area for the endangered Cooper's hawk. The greenway contains some prime farmland and part of a permanently preserved farm. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Upland forests on flatter areas of the greenway provide high groundwater recharge. Farmland within this area is Westphalia soil – a prime farmland.

Preservation of this area would protect all the natural resource values just discussed. It would also provide possible walking trails and wildlife corridors.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

Pancosts Woods Natural Heritage Priority Site

Open Space Significance: This area is located on the western end of the township. It is within part of the south branch of the Raccoon Creek Greenway and contains the headwaters of Shivers Run. The Pancosts Woods site is a steep-sided, wooded ravine surrounded by agricultural land. The site contains a state endangered plant species and is the historical location for several other state endangered and special concern plant species.

Preservation of this site would provide a stream corridor buffer that would protect part of the south branch of the Raccoon Creek and the entire stretch of Shivers Run. Habitat for endangered plants and plants of special concern would also be maintained.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
52	11	3B	55.48	WOODSTOWN RD
54	2.06	2	7.15	HIGH ST
54	2.07	2	6.05	HIGH ST
54	2.08	2	9	HIGH ST
54	2.09	1	5.35	HIGH ST
54	3	1	72.06	HICKORY CT
54	3.01	3A	6.23	HIGH ST
54	3.02	3A	6.05	HIGH ST
54	4.01	1	8.57	PREAKNESS DR
54	4.34	1	30.5	OPEN SPACE
54	11.01	3A	126.45	FRANKLINVILLE RD
54	13	2	6.37	HIGH ST
55	4.01	1	26.37	COMMISSIONERS RD
55	7	3B	14.97	COMMISSIONERS RD
55	8	3B	73.78	WOODSTOWN RD
55	16	3A	15.02	COMMISSIONERS RD
55.01	1	1	40.79	COMMISSIONERS RD

Main Branch Greenway

Open Space Significance: This area is located in the center of Harrison Township, traveling southward and then along the township’s southern border with Elk Township. The area encompasses extensive forested wetlands, upland deciduous forests, and patches of farmland.

Upstream areas have steep slopes greater than 20 percent. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Upland forests on flatter areas of the greenway provide high groundwater recharge. Farmland within this area is Woodstown soils – prime farmland – and Elkton soils – farmland of statewide importance.

Preservation of this area would protect all the natural resource values just discussed. It would also provide a corridor for possible trails and other connections between recreation amenities such as publicly owned Mullica Hill Pond and privately owned Ewan Lake.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
6	1	2	44.93	RICHWOOD RD
6	2.01	3B	18.28	ELLIS MILL RD
6	5	3B	49.01	ELLIS MILL RD
6	6	3A	5.54	ELLIS MILL RD
6	6.01	3B	7.16	ELLIS MILL RD
7	2	3B	21.88	ELLIS MILL RD
8	1	3B	8.29	CLEMS RUN
9	1	3A	17.18	CLEMS RUN

Block	Lot	Class	Acres	Location
9	4	3A	24.01	CLEMS RUN
9	5	2	12.45	CLEMS RUN
9	6.02	3A	5.57	CLEMS RUN
9	8	2	5.8	ELLIS MILL RD
9	11	2	18.46	EWAN RD
11	1	3A	18.51	EWAN RD
14	6	3A	13.2	CLEMS RUN
16	1.12	1	6.47	HARRISONVILLE RD

Block	Lot	Class	Acres	Location
16	4	1	13.29	EWAN RD
16.01	20	1	6.85	FAWN HOLLOW LANE
16.01	21	1	8.78	FAWN HOLLOW LANE
57	3	3B	75.33	CLEMS RUN
57	4	3A	48.87	CLEMS RUN
57	5.03	3A	17.22	CLEMS RUN
57	5.04	3A	7.96	CLEMS RUN
57	7	3A	108.04	CLEMS RUN
57	7.12	2	5.84	CLEMS RUN
57	8	3A	13.84	HARRISONVILLE RD
57	9	1	38.18	HARRISONVILLE RD
57	12	2	10.07	BRIDGETON PIKE
57	12.01	1	18.93	BRIDGETON PIKE

Block	Lot	Class	Acres	Location
57	13	2	9.31	BRIDGETON PIKE
57	14	15F	48.99	BRIDGETON PIKE
57	15	3A	108.46	BRIDGETON PIKE
57	19	3A	80.12	BRIDGETON PIKE
57	26	2	6.25	CLEMS RUN
57	27	3B	15.36	CLEMS RUN
57.04	36	1	7.58	TURTLE CREEK DR
57.12	1	1	33.18	FOXGLOVE TRAIL
58	1	15C	14.39	MULLICA HILL RD
73	4	15C	3.27	MULLICA HILL RD
73	5	4A	14.49	SOUTH MAIN ST
73	6	2	8.37	FOLWELL LANE
73	6.01	2	5.64	FOLWELL LANE

Hill Branch Connector

Open Space Significance: This area is located in the northwest section of the township and connects Raccoon Greenway and Mill Race Farms Greenway to the Jefferson Branch Connector. This connector would provide a corridor for possible walking trails serving developed areas surrounding Mullica Hill and linking to township recreation fields and Pleasant Valley Middle School located on Walters Road.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
38	6	15C	67.72	COLSON LANE
39	5	3A	7.06	NORTH MAIN ST
44.06	13	2	5.59	WOLFERT STATION RD
45	13	15A	11.89	NORTH MAIN ST
45	14	15A	8.67	SWEDESBORO RD
45	16	3A	64.17	SWEDESBORO RD
49	6	3A	90.27	WOODLAND AVE
49.01	16.01	1	6.52	STAYMAN CT
50	3.31	2	7.88	WOODLAND AVE
50	4	3A	19.68	WOODLAND AVE
64	2	3B	36.14	SWEDESBORO RD

Jefferson Branch Connector

Open Space Significance: This area is located in the center section of the township, northeast of Mullica Hill and encompasses Jefferson Run, a tributary of the Raccoon Creek. This greenway connects Mill Race Farms Greenway to the Walters Road Connector. This connector also encompasses a large portion of the Mill Race Farms Natural Heritage Priority site. Along Jefferson Branch are forested wetlands, emergent wetlands, and grasslands.

Upstream areas have steep slopes greater than 20 percent. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Grasslands on flatter areas of the greenway provide high groundwater recharge.

Preservation of this area would protect all the natural resource values just discussed. It would also provide a corridor for possible trails and other connections between recreation amenities such as publicly owned Mullica Hill Pond and township recreation fields and Pleasant Valley Middle School located on Walters Road.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
37	5.03	3B	10.59	COLSON LANE
38	5	2	13.46	NORTH MAIN ST
38	6	15C	67.72	COLSON LANE
38	6.01	15C	15.02	CEDAR RD
39	1	2	5.01	NORTH MAIN ST

Block	Lot	Class	Acres	Location
39	5	3A	7.06	NORTH MAIN ST
59	3.01		6.33	
59	4	2	18.35	EAST AVE
59	5	3B	33.6	MULLICA HILL RD
60	1.26	1	6.23	PARK DR

Walters Road Connector

Open Space Significance: This area is located in the center section of the township, northeast of Mullica Hill and connects Mill Race Farms Greenway to the Jefferson Branch Connector. This connector runs along Walters Road, over land slated for new residential development. A portion of this connector runs through land recently purchased by the township for expanded recreation fields.

The establishment of the Walters Road Connector provides a unique opportunity for the township to work with private developers to create walking trails and bike trails leading from new residential areas to two township recreation facilities and the Pleasant Valley Middle School. Area residents would be provided with more transportation options and the township would offer various natural and developed settings for active and passive recreation

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Harrison Township Planning Board could insist sidewalks and bike paths are included in new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
34	2	3B	16.73	WALTERS RD
34	49	3B	47.65	WALTERS RD
34	53	3B	26.48	WALTERS RD
37	3	3B	42.19	COLSON LANE
37	6	3B	15.99	WALTERS RD
38	6	15C	67.72	COLSON LANE
38	6.01	15C	15.02	CEDAR RD

Miery Run Connector

Open Space Significance: This area is located in the southeastern section of the township, and connects to the Main Branch Greenway. This connector runs along Miery Run, through large farmland parcels and terminates in a residential development.

This stream corridor is designated as critical and suitable grasslands habitat for threatened grassland-dependent species like the grasshopper sparrow, vesper sparrow, and some species of butterflies.

Preservation of this area would protect the habitat just discussed. It would also protect the stream, Miery Run, as much of its forest buffer has been removed for farming. A greenway with a trail would provide connection from residential areas to the Raccoon South Branch Greenway.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. The Harrison Township Planning Board could insist sidewalks and bike paths are included in new site plans. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
31	1	3A	14.26	BISHOP RD
31	1.09	2	5.64	BISHOP RD
31	1.2	2	6.05	BISHOP RD
31	11	3A	48.49	MULLICA HILL RD
33	5	3A	24.2	CLEMS RUN
33	6	3A	46.84	HARRISONVILLE RD

Block	Lot	Class	Acres	Location
33	9.01	2	6.69	CLEMS RUN
33	15	3B	57.83	BISHOP RD
33	16	3A	16.55	CLEMS RUN
57	7	3A	108.04	CLEMS RUN
57	26	2	6.25	CLEMS RUN

Raccoon-Mantua Connector

Open Space Significance: This area is located near the center section of the township and connects the Walters Road Connector to preserved farmland and a possible greenway system in Mantua Township. This area also encompasses a large portion of farmland and a potential vernal pool. A portion of this connector runs through land recently purchased by the township for expanded recreation fields.

The establishment of the Raccoon-Mantua Connector provides an opportunity for the township to create walking trails and bike trails leading from new residential areas to two township recreation facilities and the Pleasant Valley Middle School. Mantua residents also use these amenities and would be able to access them. Area residents would be provided with more transportation options and the township would offer various natural and developed settings for active and passive recreation.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
34	4.01	3A	7.22	CEDAR RD
34	4.03	3A	6.03	CEDAR RD
34	45	3B	28.47	MULLICA HILL RD
34	49	3B	47.65	WALTERS RD
36	4	3A	37.3	JEFFERSON RD
36	4.01	1	20.24	JEFFERSON RD
36	5.01	3A	25.33	JACKSON RD
36	16	3A	19.72	CEDAR RD
36	16.02	3B	27.74	CEDAR RD
36	17.03	1	7.81	CEDAR RD

Clems Run Connector

Open Space Significance: This area is located on the eastern side of the township, along the Clems Run, a tributary to the south branch of the Raccoon Creek. This connector includes forested wetlands and upland forests along the stream corridor and expanded areas of farmland.

This stream corridor is designated as critical and suitable grasslands habitat for threatened grassland-dependent species like the grasshopper sparrow, vesper sparrow, and some species of butterflies. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Grassland and farmland areas of the connector provide high groundwater recharge. Much of the farmland within this area is Sassafras soil – a prime farmland.

Preservation of this area would protect all the natural resource values just discussed. It could also provide possible walking trails and wildlife corridors.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
5	1.01	3B	47.04	RICHWOOD RD
5	4	3B	70.73	RICHWOOD RD
5	5	3A	27.26	RICHWOOD RD
5	6	3A	20.92	RICHWOOD RD
5	7	3B	26.05	RICHWOOD RD
5	8	3B	43.63	WILLIAMSON LANE
5	10	3B	77.61	AURA RD

Block	Lot	Class	Acres	Location
5	11	3A	29.73	AURA RD
5	13	3A	44.28	RICHWOOD RD
5	17	3B	8.06	RICHWOOD RD
10.02	5.01	3A	7.95	EWAN RD
16	1	3A	10.67	CLEMS RUN
17	1	3A	138.68	CLEMS RUN
17	2	3A	21.9	NUTT LANE

Block	Lot	Class	Acres	Location
17	6	3B	21.74	RICHWOOD RD
17	7	2	5.71	EWAN RD
17	7.01	3B	19.62	EWAN RD
17	8	1	27.13	EWAN RD
17	9	3A	25.38	FOX HOLLOW LANE
17	10	3A	21.16	CLEMS RUN

Little Clems Run Connector

Open Space Significance: This area is located on the eastern side of the township, along Little Clems Run, a tributary to Clems Run, which flows to the south branch of the Raccoon Creek. This connector includes forested wetlands along the stream corridor and expanded areas of farmland.

This stream corridor is designated as critical grasslands habitat for threatened grassland-dependent species like the grasshopper sparrow, vesper sparrow, and some species of butterflies. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Grassland and farmland areas of the connector provide high groundwater recharge. Much of the farmland within this area is Sassafras soil – a prime farmland.

Preservation of this area would protect all the natural resource values just discussed. It could also provide possible walking trails and wildlife corridors.

Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
2	1	3B	42.11	AURA RD
3	2	3A	88.97	AURA RD
3	4	3A	98.11	RICHWOOD RD
17	1	3A	138.68	CLEMS RUN
18	1	3A	125.79	HARRISONVILLE RD
18	3	2	10.96	BISHOP RD
18	16	2	7.08	RICHWOOD RD

Ellis Mill Connector

Open Space Significance: This area is located on the southeastern side of the township and contains the headwaters of an unnamed tributary to Ewan Lake. Ellis Mill Connector links the Main Branch Greenway to a large farmland area and stream corridor within Clems Run Connector.

This connector includes large areas of forested wetlands and farmland, which is designated as critical grasslands habitat for threatened grassland-dependent species like the grasshopper sparrow, vesper sparrow, and some species of butterflies. The forested wetlands provide habitat for animal species such as migratory and nesting warblers, and various rare amphibians. Grassland and farmland areas of the connector provide high groundwater recharge. Much of the farmland within this area is Sassafras soils, a prime farmland, and Bayboro Elkton soils, both farmland soils of statewide importance.

Preservation of this area would protect all the natural resource values just discussed. It could also provide possible walking trails and wildlife corridors.

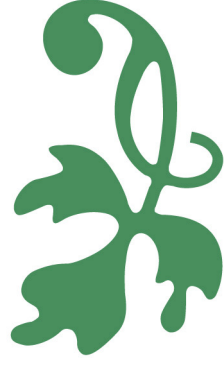
Potential Preservation Strategy: Vacant parcels could be preserved using NJ Green Acres funding, Gloucester County Open Space funds, and/or Municipal Open Space funds. Farm-assessed property could be preserved through Farmland Preservation Programs. Conservation Easements could be pursued for undeveloped portions of those properties listed as residential. Nonprofits working in southern New Jersey could also be utilized for funding and preservation assistance.

The presence of a particular property on the following Recommendation list indicates only that the property falls within the proposed Greenway or Greenway Connector and that there are some environmental objectives relative to the property. Such objectives can be achieved through a variety of methods, including direct acquisition, conservation easements, land ordinances, and/or good stewardship by landowners.

Block	Lot	Class	Acres	Location
10.01	15	1	5.44	PEACH RIDGE DR
5	1	3A	8.52	RICHWOOD RD
5	1.01	3B	47.04	RICHWOOD RD
5	4	3B	70.73	RICHWOOD RD
9	1	3A	17.18	CLEMS RUN
9	4	3A	24.01	CLEMS RUN
10	1	3A	12.32	CLEMS RUN

Block	Lot	Class	Acres	Location
10	2	3A	17.63	EWAN RD
10	7	1	31.79	RICHWOOD RD
10	8	3A	66.2	ELLIS MILL RD
10	12	3B	7.76	CLEMS RUN
10	21	3A	15.87	EWAN RD
11	1	3A	18.51	EWAN RD

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SECTION 8: ACTION PROGRAM AND RECOMMENDATIONS

The Action Program suggests projects that Harrison Township should pursue to implement the *Open Space and Recreation Plan*. The activities listed for the first year after adoption of the plan are the most urgent and will further Harrison Township's Open Space program immediately. The "three year" recommendations are very important but will take more time to complete. The "five year" projects are important, but should take place in the appropriate time frame, as opportunities arise. The *Open Space and Recreation Plan* is not a static document. The Action Program should be updated every year, and progress or changes should be reported to the governing body.

First Year

- Adopt the Open Space and Recreation Plan as an Element of the Harrison Township Master Plan.
- Submit the final Open Space and Recreation Plan to Green Acres for the state's Planning Incentive Program.
- Review and Prioritize the properties highlighted in the Open Space and Recreation Plan. Visit the properties, meet with owners to discuss conservation options, and decide which one(s), and in what order, to submit for county and state preservation funding.
- Continue investigation of acquiring additional land around Mullica Hill Pond that will increase access, allow a recreational trail system near the pond, and link the pond area to potential greenways along Raccoon Creek and Jefferson Branch.
- Begin exploring the possibility of trail development in areas of the township that would link important natural, historic, and community resources. Start work on assessing community attitudes and involving other community groups. This project could be undertaken by the Recreation Committee in conjunction with the Environmental Commission.
- Contact the NJ Department of Environmental Protection, Division of Fish and Wildlife, to discuss the joint preservation of the Mill Race Farms Natural Heritage Priority (NHP) site and, to the extent possible, of the Pancosts Woods NHP site.
- Establish an Agricultural Advisory Committee to develop a Farmland Preservation Plan for Harrison, utilizing information and mapping from the Open Space and Recreation Plan. Submit the Farmland Preservation Plan to the state Farmland Program for its Planning Incentive Grant Program.

- Establish a systematic outreach program to farmland owners about farmland preservation.
- Begin working with neighboring municipalities, especially Mantua, Woolwich, and Elk townships, to coordinate open space and farmland preservation efforts.
- Prepare at least one open space application per year for the Gloucester County Open Space and Farmland Preservation Trust.
- Consider revising the Zoning and Land Use ordinances to establish a mandatory Conservation Design component for new development, in order to protect substantial open space linking to greenways and to protect farmland that is contiguous to permanently protected farms.



Source: DVRPC

A Vineyard on Route 322

Within Three Years

- Acquire land adjacent to the township's waterways to protect stream corridors and to provide greenways for public access. Work toward the establishment of greenway connecting corridors as envisioned on the Greenways map.
- Acquire land and explore other initiatives that would enhance access to the Mullica Hill Historic District by pedestrians and through increased parking.
- Consider another ballot initiative to increase the municipal open space trust fund.

- Consider adoption of an Official Greenway Map, which is an ordinance in map form that serves as notice to owners and developers that the community is interested in preservation of specific properties. This gives the municipality the right to utilize a one-year window in which to arrange acquisition of a mapped property when a development project is approved.
- Conduct a Recreation Needs Assessment in order to plan for additional parks and recreation facilities, possibly in different sections of the township. Identify potential sites for such facilities. Include an assessment of needs for walking and biking trails and other passive recreation.
- Redo the township's Master Plan Circulation Element to address all circulation needs of the community including those for pedestrians and bicycle travel. Develop a multiple use trail plan that links planned and existing parklands.
- Consider revising development requirements to incorporate walking trails within subdivision site plans, in order to provide passive recreation in and around residential areas and linkages to other trails and greenways.
- Work with private landowners with property within the Greenways to place conservation easements on their holdings.
- Implement recommendations of a township Agricultural Advisory Committee and/or a working group made up of Harrison Township farmers and farmers from adjoining municipalities regarding methods to support and enhance the farming industry in the region.
- Enact a system of critical area ordinances to protect stream corridors throughout the entire township, along with surveyed vernal pools, floodplains, and steep slopes, primarily to limit or control new construction affecting these areas. This should be done in conjunction with the Environmental Commission. Simultaneously, establish a program to assist farmers in participating in conservation funding programs that support voluntary stream buffer restoration.
- Work with neighboring municipalities to coordinate and enhance the above ordinances.
- Review the Open Space Plan annually to update the properties and information and to reflect any changing plans of the township. Submit the update to Green Acres.

Within Five Years

- Discuss the preservation priorities of other nonprofits active in the area to form partnerships.

- Identify ways to encourage and support the Harrison Township schools and Clearview Regional schools in monitoring of streams in the township, in order to expand awareness of the important natural resources in the community and to increase stewardship of greenway corridors. Help to publicize findings by students. Explore collaboration with Rowan University's biology, education, and environmental engineering programs as a means of obtaining professional and college student help with such programs.
- Pursue the identification and listing of unlisted Harrison Township historic sites on the state and federal registers.
- Identify sites along township creeks for canoe/kayak access. Begin efforts to acquire and develop such sites.
- Explore agri-tourism options that make preservation of farmland scenery and activity an economic benefit for the town. Work with interested farm organizations, such as the Heritage Farm and Winery, to this end.





SECTION 9: PRESERVATION TOOLS, FUNDING SOURCES, AND POTENTIAL PARTNERS

This section is a listing of the tools and funding sources available to preserve open space. It is not an exhaustive listing, but it includes the most commonly used and most successful techniques.

9.1 PRESERVATION TOOLS

Fee Simple Acquisition

Usually, the most expensive way to preserve property is direct acquisition through fee simple. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

Other Municipal Preservation Tools

One preservation tool at the disposal of the municipality is *tax foreclosure*. If a parcel falls under Harrison Township's ownership through tax foreclosure, the municipality may want to consider holding the property as part of its lands for recreation and conservation purposes if it falls within an identified greenway corridor. Periodic examination of properties with *tax liens* upon them may also yield opportunities for the municipality to purchase the lien and preserve the land for environmental or recreational uses.

An *official greenways map* is another tool available to a municipality. An official greenways map is essentially an ordinance, in map form, that designates existing and proposed areas for protection. Once adopted, the official greenways map gives notice to property owners and developers of the municipality's intentions to preserve the areas for flood control, streambank stabilization, provision of wildlife habitat, and/or recreational facilities. The official map usually comes into play at the time a land development or subdivision is proposed. The municipality then has the option, for up to one year after final plan approval, to negotiate various ways to keep the land open, using all the conventional land preservation methods. However, unless otherwise agreed upon, the law specifically states that the property owner is entitled to full market compensation.

The township may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time (*installment sale*) to the township or to some other preservation partner. Other landowners may sell their land to the township at a *bargain sale* to receive deductions for a charitable contribution on federal income tax. *Donations* of property may also be considered charitable contributions. *Leasing arrangements* with the owner allows the municipality to purchase the property and lease it back

to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a *life estate*. All of these techniques accomplish the township's goal of retaining large properties without the prohibitive expenses of direct acquisition.

Easements

Another effective tool for preserving land is an easement. An easement grants an entity such as the township the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes. Easements most appropriate for land in the Township of Harrison include:

- Trail easements: the right to traverse a specific path through a property
- Scenic easements: the right to maintain a view and ensure that view is maintained
- Conservation easements: purchases the development rights to a property to preserve the natural landscape of the site
- Agriculture easements: purchases the development rights to the property to preserve the agricultural use of the site

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70 percent to 80 percent of the fair market value of the land. Trail easements may be used appropriately to create greenways along and around water bodies.

Another advantage of easements is that the land remains in private ownership. The township will still collect property taxes from the owner. The amount and type of easement right that is sold will typically lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite any ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as a private landowner's needs.

Bonding

The municipality can issue bonds to borrow money to pay for acquisitions. Funds from the Harrison Township Open Space Trust or the Farmland Preservation Trust could be used for the 5 percent down payment to issue bonds as well as for debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space and Farmland Preservation Trusts make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than the general obligation bonds.

Installment Purchases

For large purchases of land, the municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over a specified time period, as well as interest on the unpaid, negotiated balance. Funds from the municipal Open Space or Farmland Preservation Trusts can be committed for this payment. This arrangement may result in tax benefits for the seller. The township benefits by not being obligated to pay the full price of the land in one payment.

Lease-Back Agreement

If the land is not needed for immediate use, the township can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of life estate rights. The township would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

Donation/Bargain Sale

Selling land to a nonprofit organization or to a municipality will provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it at a bargain sale for less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The township may want to discuss land priorities with a nonprofit land trust. The land trust can contact owners to discuss general tax advantages of donations and bargain sales. These are cost effective methods of obtaining open space.

Long-term Lease

The township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The township will have to weigh the cost advantages of long-term rental payments over outright acquisition costs against lack of full and long-term control of the property.

Eminent Domain

Harrison Township will not use eminent domain in the acquisition of land for the greenways.

Zoning

Open space benefits may be achieved through the use of municipal tools, such as cluster zoning and mandatory conservation design. These techniques allow the same or greater density on a tract of land, but reduce individual lot sizes. They can be an attractive incentive to developers

since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from these techniques should be monitored to ensure that the open space values are maintained. If these lands are not under conservation easement restrictions, the township should consider that action. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The township may also want to require the establishment of an endowment or trust supplied with funds, to be used to maintain the easement.

Protective zoning is another tool that can be used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, and natural and historic sites. See the DVRPC website for a description of municipal natural resource protection tools and sample ordinances from within the region:

www.dvrpc.org/planning/community/protectiontools.htm.

9.2 FUNDING SOURCES

To accomplish all of its open space goals, Harrison Township will have to seek funding support from a variety of sources.

Nonprofit Land Conservation Organizations

Nonprofit land conservation organizations are eligible for nonprofit grants from the state Green Acres program. Nonprofit grants may total \$500,000 and require a dollar for dollar match. Land trust associations are good partners for land acquisition in the sensitive and natural areas in the township. These organizations have experienced staff, knowledgeable about benefits to a landowner interested in preserving property as well as strategies for open space preservation. Nonprofit land trusts can also "sign on" to the township's *Open Space and Recreation Plan* registered with Green Acres. This process makes nonprofits eligible for Green Acres' funding to acquire land important to the township.

Historic Preservation

A total of \$6 million a year is available from the state Green Acres program for historic preservation projects. Coordinating historic preservation and open space goals would promote access to this funding.

State Land Management Agencies

The state is a likely partner to help the township protect large resources. The New Jersey Division of Parks and Forestry and the Division of Fish and Wildlife have access to Green Acres funds. The Garden State Preservation Trust Act, passed in 1999 and the source of Green Acres funds, includes funding for historic preservation, farmland preservation, and public parkland acquisition. Almost a third of the public parkland allocation goes to state land management agencies, with the rest to municipalities and nonprofit organizations. The township needs to communicate its open space priorities to the state land managers and make a case for state acquisition of large sites.

New Jersey Green Acres and State Agricultural Development Committee

The state is under a 1998 mandate to protect one million acres of open space and farmland over a period of 10 years. The Green Acres program provides funding assistance for the acquisition of township park and recreation areas listed in the *Open Space and Recreation Plan*. Through its Planning Incentive Program, Green Acres will provide a grant that will cover up to 50 percent of the land acquisition costs of a particular tract.

The State Agricultural Development Committee (SADC) operates similarly to Green Acres. SADC provides funding for farmland preservation, and farmland enhancement projects. SADC coordinates its operations at the state, county, and local levels.

Federal Land & Water Conservation Fund

Federal funding from the Land & Water Conservation Fund is channeled through the Conservation and Reinvestment Act (CARA). This is a comprehensive, bipartisan effort to provide money to New Jersey for a variety of purposes including open space acquisition, urban park and recreation recovery, coastal conservation, wildlife conservation, historic preservation, payment in lieu of taxes, and conservation easement/species recovery efforts. Large, environmentally significant areas will be likely candidates for funding and will most likely be distributed through the Green Acres program.

Gloucester County Open Space and Farmland Preservation Trust

Gloucester County residents pay three cents for every \$100 of assessed property value to a dedicated trust to preserve land. The Trust funds are used to acquire county watershed land and parkland, municipal and nonprofit parkland, and development rights for farmland. The Gloucester County Open Space and Farmland Preservation Trust Fund is a competitive grant program to which municipalities in the county apply for land preservation funding. The county accepts applications on a rolling basis. Harrison Township can apply directly to this fund for open space and farmland acquisition dollars.

South Jersey Land Trust

South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county, and local entities in open space planning, acquisition, and management. The Trust's primary project areas, for which it has a Green Acres Planning Incentive Grant, are the Raccoon and Oldmans creeks watersheds. The Trust recently merged with the Federation of Gloucester County Watersheds (see in following section – Participants) and is now known as the South Jersey Land & Water Trust.

Stewart Estate Land Trust

This small Trust funds land acquisition in Gloucester, Cape May, Atlantic, Cumberland, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The Trust was established in the 1950s with the goal of preserving wildlife habitat.

Transportation Enhancements Program of the Transportation Equity Act for the 21st Century (TEA-21)

Transportation Enhancements (TE) is a set-aside of federal highway and transit funds for the funding of projects designed to mitigate the impacts of transportation facilities on the environment and to enhance community character. Examples include bicycle and pedestrian trails, restoration of historic train stations, downtown streetscape improvements, roadside beautification, and preservation of scenic vistas. The amount of funding for these purposes is substantial, and funds for trail development and enhancement and for land acquisition are available. An eligible project must show that the trail is part of the community's overall transportation system. Funds can be used for improvements such as signage, bike racks, and surfacing, as well as acquisition of land through easement or fee simple. It is likely that this program will continue through the successor to TEA-21, although Congress had not yet authorized the new Act as of July 2004.

National Recreational Trails Act Projects

The New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management administers this trail development program. Funds are available to public agencies and nonprofit organizations. Proposed trails must be located on land that is publicly owned or privately owned with a government agency holding an easement or lease for public access. A special category of funding is dedicated to enhancement of National Recreation Trails.

Environmental Infrastructure Trust

The New Jersey Environmental Infrastructure Financing Program administered by the New Jersey Department of Environmental Protection provides low interest loans to acquire open space that will preserve water quality. This program is a partnership between the New Jersey Environmental Infrastructure Trust and Green Acres. The mission of the Trust is to assist in achieving a cleaner and healthier environment by providing low interest financing for projects that enhance and protect ground and surface water resources, and ensure the safety of drinking water supplies.

9.3 POTENTIAL PARTNERS IN OPEN SPACE PRESERVATION

Several regional efforts to preserve open space and provide stewardship activities are relevant to Harrison Township. These regional initiatives include the following participants:

- **New Jersey Natural Lands Trust.** The NJ Natural Lands Trust was created in 1968 by the state legislature as an independent agency. The Trust's mission is to preserve land in its natural state to protect wildlife habitat and provide residents with passive recreation. The Trust preserves land primarily by donations of title in fee simple or conservation easements. The Trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems.
- **County of Gloucester Office of Land Preservation.** This agency houses the County Agricultural Development Board and administers the farmland preservation program in Gloucester County. It also administers the Open Space Program. County funding for farmland preservation and open space comes from the Gloucester County Open Space and Farmland Preservation Trust.
- **Delaware Valley Regional Planning Commission.** DVRPC is a regional planning organization focused on wise land use within the Delaware Valley. DVRPC has developed a program of open space planning and advising for municipalities in southern New Jersey and has helped Harrison Township compile its Open Space and Recreation Plan.
- **The Federation of Gloucester County Watersheds.** The Federation is the parent association of all the county watershed groups. It consists of representatives from all of the watershed associations in Gloucester County and focuses on education, monitoring watershed conditions, land preservation, and assistance to municipalities regarding watershed issues. The organization recently merged with the South Jersey Land Trust and is now known as the South Jersey Land & Water Trust.
- **Gloucester County Nature Club.** One of the oldest conservation groups in the area, the Gloucester County Nature Club focuses its efforts on the protection of the natural areas in the county and on providing educational and recreational activities for residents to discover Gloucester County's parks and natural areas.
- **The Nature Conservancy.** The Nature Conservancy's mission is to preserve plants, animals, and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. They have been awarded funds from the Doris Duke Charitable Foundation to acquire and preserve endangered species habitat in New Jersey.
- **New Jersey Conservation Foundation.** The Foundation's mission is to promote conservation of land and natural resources throughout New Jersey. The Foundation supports local municipalities in their efforts to establish or increase Open Space and Farmland

Preservation Funds, and conduct multi-municipal preservation efforts. It also supports efforts by local land trusts to acquire specific properties.

- **New Jersey Division of Fish and Wildlife, New Jersey Department of Environmental Protection.** The New Jersey Division of Fish and Wildlife manages many of the properties that have been preserved by the State Department of Environmental Protection and will also accept donations of title in fee simple of certain properties. Such donations are usually acquisitions made with Green Acres funding by land trusts or other nonprofit private conservation organizations.
- **New Jersey State Forest Service, NJDEP.** The New Jersey State Forest Service offers to owners of private woodlands written guidance and financial assistance to protect and improve timber, wildlife, fish, soils, water recreation and aesthetic values of their forested lands. This program was authorized by Congress in the 1990 Farm Bill and administered by the United States Department of Agriculture (USDA) Forest Service and the National Association of State Foresters.
- **The Mantua Creek Watershed Association.** The Watershed Association is a nonprofit organization that focuses public awareness and support for the protection of the watershed of Mantua Creek. It is part of the Federation of Gloucester County Watersheds.
- **The Raccoon/Repaupo Creeks Watershed Association.** The Watershed Association is a nonprofit organization that focuses public awareness and support for the protection of the lands and water of Repaupo and Raccoon creeks. It is part of the Federation of Gloucester County Watersheds.
- **Rails to Trails Conservancy.** This national conservation organization focuses its efforts on converting old railroad beds into trails. The railroad bed running through the center of the township, if abandoned, would represent an opportunity for additional outdoor recreation. The trail could also connect preserved parkland.
- **South Jersey Land Trust.** South Jersey Land Trust is a regional land trust whose mission is to protect and preserve the natural, cultural, and historic heritage of southern New Jersey. South Jersey Land Trust preserves land through fee simple acquisition and conservation easements. The organization also assists state, county and local entities in open space planning, acquisition, and management. The SJLT project area, for which it has Green Acres funding, consists of the Raccoon and Oldmans watersheds. The organization recently merged with the Federation of Gloucester County Watersheds and is now known as the South Jersey Land & Water Trust.
- **State Agricultural Development Committee.** Through coordination with county Agricultural Development Boards, local governments, and nonprofit organizations, the State Agricultural Development Committee administers the state farmland preservation program. The farmland preservation program includes the purchase of agricultural easements, the purchase in fee simple of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements.

- **Stewart Land Trust.** This small trust provides funding for land acquisition in Gloucester, Cape May, Atlantic, Cumberland, and Ocean counties. To be eligible, a property must either contain water or be adjacent to water. The Stewart Trust was established in the 1950s with the goal of preserving wildlife habitat and has assets of \$5 million. The Trust provides support for the acquisition of properties that can be purchased solely with Stewart Trust funds. Title to any such acquired property is held in perpetuity by the Trust.



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SECTION 10: GREENWAYS AND TRAILS – PLANNING AND DESIGN RESOURCES

A greenway is a corridor of open space that runs along a natural feature, such as a stream corridor, or along a man-made feature, such as an abandoned rail bed or a canal. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wide corridors that include diverse natural, cultural, and scenic features. Greenways can incorporate both public and private property. Some greenways are utilized for recreational corridors, but others function exclusively for environmental protection and are not designed for human passage.

A **greenway** consists of designated connected lands where protection of the natural features of the land will enhance movement by wildlife, protect water quality, or prevent problems such as flooding or erosion on slopes. All action within the greenway must be on a voluntary basis, whether it is sale of the land or simply protecting the vegetation within it. There are multiple methods used to establish a greenway:

- A municipality may seek to acquire the land within a greenway if it is undeveloped and available
- Other parcels of land may be protected through conservation easements that owners sell or donate, which permanently restrict activities within the corridor
- On land that is undergoing development, a greenway may be laid out as part of the development site plan
- In cases where a greenway crosses land that is part of an area actively used by an owner, such as a backyard, providing information about the greenway to the owner may help improve or support the owner's careful stewardship of that portion of the property
- Where a greenway crosses agricultural land, funding from the US Department of Agriculture may assist a farmer to restore a wooded buffer or a wetland, with compensation for removing that land from cultivation.

Trails can be developed within greenways if natural features, sufficient space, and landowners permit this. Development of trails involves a careful process of working with landowners to determine the desire for a trail, identify its purpose and exact location, and design ways of obtaining the land or the easements needed to create the trail. Trails provide several benefits to adjoining landowners, so there is often great interest in this process:

- Land values of properties that adjoin trails tend to be significantly higher
- Trails are utilized primarily by local residents – the people who live next to the trail, rather than by other residents
- Trails are sometimes incorporated into school programs of environmental education.
- In a few cases, trails provide real alternatives for pedestrian movement between home and school or businesses.

This Open Space & Recreation Plan has focused on identifying greenways where natural features need to be conserved and protected. Trails within greenways are recommended for inclusion in

new subdivisions. Trails in existing developed areas would only be considered if landowners were participants in planning them.

GREENWAYS AND TRAILS – RESOURCE LIST

Association of New Jersey Environmental Commissions (ANJEC). *Pathways for the Garden State: A Local Government Guide to Planning Walkable, Bikeable Communities*.

Mendham, NJ, ANJEC, 2004. Beginning manual for planning trails and bike paths in both developed and suburbanized communities, with specific New Jersey references and examples. www.anjec.org.

Delaware Valley Regional Planning Commission. *Inter-Municipal Cooperation Alternatives. Report 4. Inter-Municipal Greenway Planning*. Phila., PA, DVRPC, January 2001. An introductory “how-to” guide for elected and appointed officials on developing greenways in cooperation with neighboring municipalities.

Flink, Charles A., Kristine Olka, and Robert M. Searns with the Rails-to-Trails Conservancy. *Trails for the Twenty-First Century. Planning, Design, and Management Manual for Multi-Use Trails*. Washington, DC, Island Press, 2001. Comprehensive manual on all aspects of planning, design, and management of multi-use trails. Many resources at Conservancy website: www.railtrails.org and at its information website: <http://www.trailsandgreenways.org/>.

Johnson, Russ. Edited by Andrew W. Johnson and Anna M. Brinich. *Creating Connections. The Pennsylvania Greenways and Trails How-To Manual*. Pennsylvania Greenways Partnership, 1998. Available from Pennsylvania Environmental Council, 1211 Chestnut St., Suite 900, Phila., PA 19107, 1-800-322-9214 or pecphila@libertynet.org. Basic reference on planning and developing greenways and trails.

The following resources are from the NJ National Recreational Trails Act Projects grant application at the website:

http://www.state.nj.us/dep/parksandforests/natural/2005_rtp_grant_package.pdf:

- American Association of State Highway and Transportation Officials. *Guide for the Development of Bicycle Facilities*. (AASHTO Guide), 1999. Order Processing, PO Box 96716, Washington DC 20090-6716. Phone: 1-800-231-3475. Recommended for the construction of new bicycle paths.
- Demrow, C. and Salisbury D. for the Appalachian Mountain Club. *The Complete Guide to Trail Building and Maintenance*. Learn tools and techniques to build and maintain woodland trails. www.outdoors.org/Publications/
- National Center for Bicycling and Walking. *Bicycle and Pedestrian Design Guides* and links to other publications. The Center’s mission is to create bicycle-friendly and walkable communities. Phone: 202-463-6625. www.bikewalk.org

- New Jersey Department of Transportation. *Bicycle Compatible Roadways and Bikeways: Planning and Design Guidelines*. Updated 1999. NJDOT, PO Box 600, Trenton, NJ 08625-0600. Includes design treatments for bicycle pathways and design guidelines for bicycle facilities. www.state.nj.us/transportation/publicat/bike_guidelines.htm
- Rathke, D, and Baughman, M. for Minnesota Extension Service, University of Minnesota. *Recreational Trail Design and Construction*. 1997. Phone: 800-876-8636. www.extension.umn.edu/distribution/naturalresources/DD6371.html.
- U.S. Architectural and Transportation Barriers Compliance Board. *Recommendations for Accessibility Guidelines: Outdoor Developed Areas*. September 1999. 1331 F Street NW, Suite 1000, Washington, DC 20004-1111. Trail specifications and design for access by people with disabilities. www.access-board.gov/
- U.S. Forest Service. *Trails Construction and Maintenance Notebook*. 2000. Missoula Technology and Development Center, Building 1, Fort Missoula, Missoula, MT 59804-7294. Phone: 406-329-3978. An all-purpose field reference.

Other Websites:

- Federal Highway Administration website for the Recreational Trails Program. www.fhwa.dot.gov/environment/rectrails/index.htm
- American Trails, a nonprofit organization focused on the creation of trail systems by fostering communication and complementary action. At the American Trails website go to "Resources & Archives." www.AmericanTrails.org



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SECTION 11: SOURCES OF INFORMATION

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Delaware Valley Regional Planning Commission with the Harrison Township Environmental Commission. *Environmental Resource Inventory for the Township of Harrison, Gloucester County, New Jersey*. Philadelphia: DVRPC, May 2004.

Delaware Valley Regional Planning Commission website: www.dvrpc.org.

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Kraft, Herbert C. *The Lenape. Archaeology, History, and Ethnography*. Newark: New Jersey Historical Society, 1986.

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Mertes, James D., et al. *Park, Recreation, Open Space and Greenway Guidelines*. Ashburn, VA: National Recreation and Park Association, 1996.

Morris Land Conservancy with the Township of East Greenwich Open Space Committee. *Open Space and Recreation Plan for the Township of East Greenwich, Gloucester County, New Jersey*. January 2003.

Navoy, Anthony S., U.S. Geological Survey, "Gloucester County Ground-Water Resources and Issues" in *Watershed News Early Spring 2001. The Newsletter of the Federation of Gloucester*

County Watersheds and the South Jersey Land Trust, Gloucester County: April 2001.
www.sjwatersheds.org

NJ Department of Environmental Protection

- www.state.nj.us/dep/gis – For Geographic Information System maps and table data.
- Division of Water Quality: www.state.nj.us/dep/dwq
- Niles, L.J., M. Valent, J. Tash, and J. Myers. *New Jersey's The Landscape Project: Wildlife Habitat Mapping for Community Land-use Planning and Endangered Species Conservation*. Project report. Endangered and Nongame Species Program, New Jersey Division of Fish & Wildlife, New Jersey Department of Environmental Protection. 2001.

New Jersey State Planning Commission. *The New Jersey State Development and Redevelopment Plan*. Trenton, NJ: 2001.

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Stewart, Frank H. *Gloucester County under the Proprietors*. Woodbury, NJ: The Gloucester County Historical Society, 1974.

United States Department of Agriculture: www.nrcs.usda.gov/programs/eqip/ and www.nrcs.usda.gov/programs/crp/.

Weygandt, Cornelius. *Down Jersey. Folks and their Jobs, Pine Barrens, Salt Marsh and Sea Islands*. Union City, NJ: William H. Wise, & Co., Inc., 1980.

Zapeczka, Otto S. *Hydrogeologic Framework of the New Jersey Coastal Plain*. U.S. Geological Survey Professional Paper 1404-B. Washington, DC: United States Government Printing Office, 1989.





1. Aerial Photo (2002) and Parcels (as of Dec. 31, 2003)
2. Land Use 2002
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5. Groundwater Recharge
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ARTICLE II, Open Space Preservation Trust Fund [Adopted 12-16-2002 by Ord. No. 41-2002]

§26-5. Establishment.

There is hereby established an account which shall be known and designated as the "Harrison Township Open Space Preservation Trust Fund," which shall be maintained in accordance with N.J.S.A. 40A:4-1 and N.J.S.A. 40A:5-1, as amended and revised from time to time.

§ 26-6. Funding; utilization of funds.

- A. The Harrison Township Open Space Preservation Trust Fund shall be funded through dedication to the fund of an amount of \$0.01 per \$100 of assessed valuation of each annual tax levy commencing with the year 2003 and shall be permitted to accept donations and testamentary bequests.
- B. Funds from the Open Space Preservation Trust Fund may be utilized to acquire all types of interest in real property, including, but not by way of limitation, fee simple acquisitions, easements, development rights, or any other interest in real estate which will further the goal of open space acquisition and preservation. The Township shall have the option of funding property acquisitions with funds solely from the Open Space Preservation Trust Fund or by apportioning the costs thereof by charging the Open Space Preservation Trust Fund for a portion thereof. It is understood that acquisitions may occur by gift, purchase, or eminent domain, in connection with such acquisitions, the fund may be utilized for appraisals, title fees, professional fees and other items of expense permitted by law in connection with the acquisition of interests in real estate. Additionally, funds accumulated in the Open Space Preservation Trust Fund may be used as a down payment for the issuance of bonds or for debt service for the same purpose at the discretion of the Township Committee. Any and all interests or gain accruing shall remain in the Open Space Preservation Trust Fund and may be utilized for any of the foregoing described purposes.
- C. The land acquired under the Open Space Preservation Trust Fund shall be utilized for all categories of open space, including parks, recreation areas, natural areas and such other uses consistent with the concept of open space.

§26-7. Sale of property.

No real property or interest therein, acquired with the funds from the Open Space Preservation Trust Fund, shall be sold, conveyed, leased or otherwise alienated, unless it is needed for another

public use or otherwise furthers the purpose of the trust.

§26-8. Effective date.

This article shall take effect on January 1, 2003, subsequent to adoption and publication in the manner required by law.

ARTICLE I, Farmland Preservation Trust Fund [Adopted 5-18-1998 by Ord. No. 8-1998]

§ 26-1. Background information.

- A. In May 1997, the Harrison Township Committee voted to place on the November 4, 1997, election ballot the following nonbinding public question:

"Are you in favor of the annual appropriation of a sum equal to the rate of one cent (\$.01) per one hundred dollars (\$100.00) assessed valuation per year in the Harrison Township Municipal Budget to contribute toward the purchase by Gloucester County of Farmland Preservation Easements in Harrison Township pursuant to the New Jersey Farmland Preservation Program"?

- B. The voters of Harrison Township approved the question by a vote of 1,505 in favor to 621 against. As a result of that vote, the Harrison Township Committee took action to place in the 1998 municipal budget a line item appropriation of \$41,053.

§ 26-2. Intent. [Amended 3-1-2004 by **Ord.** No. 7-2004]

The intent of this article is to establish a Farmland Preservation Assistance Trust (FPAT) to encourage retention of farmland and open space by placing into each annual budget an amount equal to \$0.01 on the tax rate. This trust fund shall be used to encourage landowners to apply for the state and county farmland preservation program. Payment shall be limited to those landowners accepted into the state and county program for permanent farmland preservation.

§ 26-3. Trust fund procedures.

- A. Each year the Harrison Township Committee shall place in the annual municipal budget an amount equal to \$0.01 on the tax rate. The amount shall be determined by the Harrison Township Auditor.
- B. The Harrison Township Municipal Finance Officer (MFO) shall establish and maintain a Harrison Township Farmland Preservation Assistance Trust by using the amount placed in the final adopted annual budget to fund this program. The MFO shall make monthly reports to the Township Committee regarding the balance status of this trust.

- C. This trust fund shall retain all interest earned for program use.
- D. If this Farmland Preservation Assistance Trust Fund is discontinued for any reason, the unallocated balance shall be transferred to the Harrison Township Open Space Acquisition Trust Fund to be dispersed at the discretion of the Township Committee.
- E. There shall be no money dispensed from this fund until an amendment to this article or a separate ordinance has been established and approved that sets forth the qualifications, procedures, payment formula and payout method for permanent farmland preservation assistance.

§ 26-4. Payment qualifications and procedures. [Added 7-17-2000 by Ord. No. 12-2000]

- A. Payment shall be limited to permanent farmland preservation easements only which shall have been approved for the state and county farmland preservation programs.
- B. Maximum amount of payments shall be limited to \$250 per acre.
- C. The trust fund balance available to an approved applicant shall be determined as the unallocated amount (less \$1,000) in the trust on date of final approval by the State of New Jersey and County of Gloucester.
- D. A complete application form requesting Harrison Township assistance under terms of this article must be received by the Municipal Clerk within the same calendar year of the state and or county program year.^{^1}) The applicant may request in writing an extension of additional time not to exceed 90 days by stating the reasons for such request. The Harrison Township Committee may grant an extension for good cause by resolution by majority vote.
- E. **The Municipal Clerk shall establish an application checkoff form consisting of the following requirements:**
 - (1) Copy of state and county program approval;
 - (2) Copy of program land appraisal;
 - (3) Copy of the deed for all acres in the program showing deed restriction for permanent farmland use;
 - (4) Copy of the state and county program application;
 - (5) Amount of payment requested by the applicant showing number of acres and total amount requested (\$250 per acre);
 - (6) Certification signature by the applicant indicating all documents are attached and are copies of the originals and that the applicant has read this article; and

- (7) Applicant's printed name, full address and social security number or business tax identification number (TIN).
- F. The Harrison Township Municipal Clerk shall time stamp (date and time) the application when it is complete with all attachments and certify as such by signature.
- G. After the application has been certified as complete, the Harrison Township Municipal Clerk shall prepare a resolution for the Harrison Township Committee's consideration that indicates the application is complete and authorizes the Harrison Township Municipal Finance Officer to make payment to the applicant as requested.
- H. The Harrison Municipal Clerk shall provide to all applicants to the state and county programs a copy of this article and Township application form for their use at the time said application is approved by the Harrison Township Committee.
- I. The Harrison Township Municipal Clerk shall establish a permanent file to retain all documents (including a copy of the front and back of the canceled payment check) covering the approved payments under this article.

II. PARCEL DATA TABLES

EXEMPT PROPERTIES (Classes 15A, 15B, 15C, 15D, 15E)

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CTY/STATE	ZIP	ACREAGE	LOCATION
State-owned								
1.00	2.00	15B	NJ EDUCATION FACILITIES AUTHORITY	201 MULLICA HILL RD	GLASSBORO, NJ	08028	9.31	83 ZEE RD
2.02	9.00		NJ EDUCATION FACILITIES AUTHORITY	101 COLLEGE RD EAST	PRINCETON, NJ	08540	0.80	748 MULLICA HILL RD
1.00	13.00	15C	STATE OF NEW JERSEY DOT	1035 PARKWAY AVE	TRENTON, N J	08625	0.05	MULLICA HILL RD
2.01	2.00	15C	STATE OF NEW JERSEY DOT	1035 PARKWAY AVE	EWING TWP, NJ	08625	0.04	MULLICA HILL RD
4.00	4.00	15C	STATE OF NEW JERSEY DOT	1035 PARKWAY AVE	TRENTON, N J	08625	0.71	AURA RD
42.00	5.00	15C	STATE OF NEW JERSEY DOT	DOT RT 70 AT TURNPIKE	CHERRY HILL, NJ	08014	0.58	212 NORTH MAIN ST
72.00	1.00	15C	STATE OF NEW JERSEY DOT	DOT RT 70 AT TURNPIKE	CHERRY HILL, NJ	08014	0.09	100 BRIDGETON PIKE
County-owned								
45.04	1.00	15C	GLOUCESTER CO. (LIBRARY)	389 WOLFERT STATION RD	MULLICA HILL, NJ	08062	4.02	389 WOLFERT STATION RD
Township-owned								
4.00	1.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	28.87	FUTURE PARK -AURA RD
4.00	6.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	2.47	AURA RD-GLSBRO ACCESS
4.00	8.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.28	AURA RD-GLSBRO ACCESS
4.00	10.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.51	AURA RD-GLSBRO ACCESS
4.00	11.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.38	AURA RD-GLSBRO ACCESS
4.00	12.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.52	AURA RD-GLSBRO ACCESS
4.00	13.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.62	AURA RD-GLSBRO ACCESS
4.00	14.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	1.94	AURA RD-GLSBRO ACCESS
4.00	15.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.15	AURA RD-GLSBRO ACCESS
4.00	16.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.15	AURA RD-GLSBRO ACCESS

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CTY/STATE	ZIP	ACREAGE	LOCATION
36.02	22.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.08	244 STRAWBRIDGE LANE-PEDESTRIAN WALKW
36.02	52.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.11	45 FOSTERTOWN LANE-PUMP STA #7
37.06	1.31	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.02	8 POPLAR CT-PUMP STA #10
38.00	6.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	67.72	151 COLSON LANE- PUMP STATION #13
38.01	21.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.59	137 NORTH MAIN ST- POLICE STATION
38.01	22.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.26	135 NORTH MAIN ST
44.00	10.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.06	513 COHAWKIN RD-PUMP STA #5
44.07	19.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.09	405 STATION CT-PUMP STA #6
50.00	6.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	1.73	51 WOODLAND AVE-PUMP STA 7 SEWER PLANT
50.00	15.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	6.47	40 WOODLAND AVE-PUMP STA & SEWER PLANT
50.01	17.01	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.11	20 BANFF DR-PUMP STA #11
55.01	40.01	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.31	1431A SWAN LANE-PUMP STA #9
56.00	1.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	16.93	128 BRIDGETON PIKE
56.00	1.02	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	9.06	127,155 COMMISSIONERS RD-PUMP STA #14
56.00	14.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	1.01	300A DARWIN CT-PUMP STA #12
57.04	65.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.07	109 BRIDGETON PIKE
57.10	53.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.06	120 MULLICA HILL RD
58.00	1.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	14.39	MULLICA HILL RD
58.00	2.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	2.32	MILL RD
59.00	8.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, N J	08062	0.32	110 MILL RD
59.00	15.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.60	MULLICA HILL RD
59.00	16.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	2.50	16 MILL RD- PUMP STATION #1
66.00	4.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.17	4 CHURCH ST
68.00	14.01	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.11	64 SOUTH MAIN ST- OLD TOWN HALL
70.00	1.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.11	114 BRIDGETON PIKE
72.00	5.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	3.64	114 BRIDGETON PIKE
73.00	4.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, N J	08062	3.27	114 MULLICA HILL RD

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CTY/STATE	ZIP	ACREAGE	LOCATION
73.00	17.00	15C	TOWNSHIP OF HARRISON	114 BRIDGETON PIKE	MULLICA HILL, NJ	08062	0.35	710 SOUTH MAIN ST
Schools – Public & Private								
36.00	1.00	15A	CLEARVIEW REGIONAL HS DISTRICT	625 BREAKNECK RD	MULLICA HILL, NJ	08062	78.63	625 BREAKNECK RD
41.00	8.01	15A	CLEARVIEW REGIONAL HS DISTRICT	625 BREAKNECK RD	MULLICA HILL, NJ	08062	7.89	606 BREAKNECK RD
41.00	8.02	15A	CLEARVIEW REGIONAL HS DISTRICT	625 BREAKNECK RD	MULLICA HILL, NJ	08062	19.02	BREAKNECK RD
45.00	13.00	15A	HARRISON TOWNSHIP SCHOOL	120 NORTH MAIN ST	MULLICA HILL, NJ	08062	11.89	120 NORTH MAIN ST
45.00	14.00	15A	HARRISON TOWNSHIP SCHOOL	PO BOX 549	MULLICA HILL, NJ	08062	8.67	SWEDESBORO RD
69.00	3.00	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	1.86	16 WOODSTOWN RD (ART&SCH)
69.00	5.01	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	0.69	22 WOODSTOWN RD
69.00	7.01	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	3.28	32 WOODSTOWN RD
69.00	10.00	15B	FRIENDS SCHOOL CORP	15 HIGH ST	MULLICA HILL, NJ	08062	0.84	29 HIGH ST
69.00	11.00	15B	THE FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	1.12	27 HIGH ST
69.00	12.00	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	0.53	25 HIGH ST
69.00	13.00	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	1.49	21 HIGH ST
69.00	14.00	15B	FRIENDS SCHOOL CORP	PO BOX 488	MULLICA HILL, NJ	08062	0.86	15 HIGH ST
38.00	6.01	15C	HARRISON TWP BOARD OF EDUCATION	401 CEDAR RD	MULLICA HILL, NJ	08062	15.02	401 CEDAR RD
Church Property								
13.00	1.00	15D	EWAN METHODIST CHURCH	PO BOX 139	EWAN, NJ	08025	0.22	329 EWAN RD
13.00	1.01	15D	EWAN METHODIST CHURCH	PO BOX 139	EWAN, NJ	08025	0.11	327 EWAN RD
13.00	2.00	15D	EWAN METHODIST CHURCH	PO BOX 139	EWAN, NJ	08025	0.95	325 EWAN RD
20.00	6.00	15D	RICHWOOD METHODIST CHURCH	PO BOX 7	RICHWOOD, NJ	08074	4.35	104 RICHWOOD RD
22.00	12.04	15D	RICHWOOD UNITED METHODIST CHURCH	PO BOX 7	RICHWOOD, NJ	08074	1.11	121 RICHWOOD RD
35.00	10.00	15D	UNKNOWN	JEFFERSON RD (REAR)	UNKNOWN	00000	0.10	JEFFERSON RD (REAR)
55.07	10.00	15D	TRINITY UNITED METHODIST CHURCH	601 WIDGEON CT	MULLICA HILL, NJ	08062	0.45	601 WIDGEON CT
60.00	2.00	15D	CHURCH OF THE HOLY NAME OF JESUS	17 EARLINGTON AVE	MULLICA HILL, NJ	08062	0.72	19 EARLINGTON AVE
60.00	3.00	15D	CHURCH OF THE HOLY NAME OF JESUS	17 EARLINGTON AVE	MULLICA HILL, NJ	08062	5.73	17 EARLINGTON AVE
62.00	26.00	15D	ST STEPHEN EPISCOPAL CHURCH	51 NORTH MAIN ST	MULLICA HILL, NJ	08062	0.46	51 NORTH MAIN ST

BLOCK	LOT	CLASS	OWNER NAME	ADDRESS	CTY/STATE	ZIP	ACREAGE	LOCATION
62.00	26.01	15D	ST STEPHEN EPISCOPAL CHURCH	51 NORTH MAIN ST	MULLICA HILL, NJ	08062	0.29	49 NORTH MAIN ST
62.00	27.01	15D	ST STEPHEN EPISCOPAL CHURCH	51 NORTH MAIN ST	MULLICA HILL, NJ	08062	0.11	NORTH MAIN ST
64.00	12.00	15D	MULLICA HILL GRANGE #51	PO BOX 65	MULLICA HILL, NJ	08062	0.64	78 NORTH MAIN ST
67.00	1.00	15D	BAPTIST SOCIETY OF MULLICA HILL	PO BOX 117	MULLICA HILL, NJ	08062	1.74	18 SOUTH MAIN ST
68.00	14.00	15D	MT CALVARY BAPTIST CHURCH	PO BOX 27	MULLICA HILL, NJ	08062	1.24	44 HIGH ST
68.00	23.01	15D	MT CALVARY BAPTIST CHURCH	44 HIGH ST	MULLICA HILL, NJ	08062	0.10	5 MT CALVARY LANE
69.00	2.00	15D	REL SOC OF FRIENDS MONTHLY MEETING	PO BOX 67	MULLICA HILL, NJ	08062	2.85	2 WOODSTOWN RD
50.00	9.00	15E	MT CALVARY CHURCH	44 HIGH ST	MULLICA HILL, NJ	08062	0.93	86 HIGH ST
67.00	2.00	15E	BAPTIST SOCIETY OF MULLICA HILL	PO BOX 117	MULLICA HILL, NJ	08062	0.09	22 SOUTH MAIN ST
67.00	4.00	15E	BAPTIST SOCIETY OF MULLICA HILL	PO BOX 117	MULLICA HILL, NJ	08062	0.94	109 CHURCH ST
68.00	10.00	15E	MULLICA HILL METHODIST CHURCH	PO BOX 36	MULLICA HILL, NJ	08062	0.52	24 HIGH ST

PROPERTIES ENROLLED IN FARMLAND PROGRAMS (cont'd.)

8 – Year Programs									
Block	Lot	Class	Owner	Address	City/State	ZIP	Acres	Location	
Municipal 8-Year Program									
33.00	7.00	3A	KATINOS, JOHN L	240 HARRISONVILLE RD	MULLICA HILL, NJ	08062	16.89	240 HARRISONVILLE RD	
19.00	2.00	3A	SCHLEICHER, JOHN NORMAN	PO BOX 12	RICHWOOD, NJ	08074	35.50	169 HARRISONVILLE RD	
State 8 – Year Program									
56.00	5.00	3A	EACHUS, ELLA	451 JEFFERSON RD	MULLICA HILL, NJ	08062	99.28	238 & 244 BRIDGETON PIKE	
56.00	6.00	3A	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL, NJ	08062	60.62	278 BRIDGETON PIKE	

PARCEL DATA TABLES – VACANT PROPERTIES (Class 1)

Block	Lot	Class	Acres	Location	Status (as of 3/2005)
1.00	5.00	4A	8.62	MULLICA HILL RD	
2.02	8.00	2	28.51	MULLICA HILL RD	
3.00	5.00	2	20.77	RICHWOOD RD	
6.00	1.00	2	44.93	RICHWOOD RD	
6.00	2.02	2	8.07	ELLIS MILL RD	
6.00	2.05	2	6.19	ELLIS MILL RD	
6.00	2.10	2	5.15	RICHWOOD RD	
9.00	5.00	2	12.45	CLEMS RUN	
9.00	8.00	2	5.80	ELLIS MILL RD	
9.00	11.00	2	18.46	EWAN RD	
10.00	10.01	2	7.49	CLEMS RUN	
17.00	7.00	2	5.71	EWAN RD	
18.00	3.00	2	10.96	BISHOP RD	
18.00	16.00	2	7.08	RICHWOOD RD	
25.00	14.00	4A	5.13	MULLICA HILL RD	
29.00	12.03	2	7.24	CEDAR RD	
31.00	1.09	2	5.64	BISHOP RD	
31.00	1.20	2	6.05	BISHOP RD	
32.00	2.00	2	11.57	MULLICA HILL RD	
32.00	35.00	2	8.08	MULLICA HILL RD	
33.00	9.01	2	6.69	CLEMS RUN	
33.00	10.05	2	5.25	CLEMS RUN	
33.00	11.01	2	5.93	CLEMS RUN	
33.01	2.03	2	41.54	CLEMS RUN	
34.02	15.00	2	5.61	CEDAR RD	
36.00	2.00	2	5.92	JEFFERSON RD	
36.00	2.03	2	6.73	JEFFERSON RD	
38.00	5.00	2	13.46	NORTH MAIN ST	
39.00	1.00	2	5.01	NORTH MAIN ST	
44.06	13.00	2	5.59	WOLFERT STATION RD	
44.07	15.00	2	5.08	DAVID CT	
45.00	9.00	2	50.60	WOLFERT STATION	Harrison Run – final
45.01	3.01	2	6.47	UNION RD	
46.00	3.00	4A	6.78	SWEDESORO RD	
46.00	5.00	4A	19.39	WOODLAND AVE	

Block	Lot	Class	Acres	Location	Status (as of 3/2005)
49.00	2.00	2	12.55	SWEDESORO RD	
49.07	10.00	2	6.25	SADDLE CT	
49.07	11.00	2	6.48	SADDLE CT	
50.00	3.02	2	5.99	HIGH ST	
50.00	3.04	2	6.11	HIGH ST	
50.00	3.05	2	6.12	HIGH ST	
50.00	3.06	2	6.16	HIGH ST	
50.00	3.07	2	6.07	HIGH ST	
50.00	3.08	2	6.13	HIGH ST	
50.00	3.09	2	6.28	HIGH ST	
50.00	3.10	2	5.92	HIGH ST	
50.00	3.11	2	5.93	HIGH ST	
50.00	3.13	2	6.11	HIGH ST	
50.00	3.14	2	6.27	HIGH ST	
50.00	3.26	2	6.40	WOODLAND AVE	
50.00	3.31	2	7.88	WOODLAND AVE	
50.00	10.00	2	13.28	WOODLAND AVE	
50.00	17.00	2	6.54	WOODLAND AVE	
51.00	4.02	2	7.29	WOODLAND AVE	
52.00	9.00	2	5.20	WOODSTOWN RD	
54.00	2.06	2	7.15	HIGH ST	
54.00	2.07	2	6.05	HIGH ST	
54.00	2.08	2	9.00	HIGH ST	
54.00	13.00	2	6.37	HIGH ST	
56.00	9.00	2	38.37	GANGEMI LANE	Crossroads at Mullica Hill – final
57.00	7.12	2	5.84	CLEMS RUN	
57.00	10.00	4A	5.69	BRIDGETON PIKE	
57.00	12.00	2	10.07	BRIDGETON PIKE	
57.00	13.00	2	9.31	BRIDGETON PIKE	
57.00	21.00	4A	10.77	BRIDGETON PIKE	Final
57.00	26.00	2	6.25	CLEMS RUN	
59.00	1.00	2	6.15	SWAMP RD	
59.00	2.00	2	5.39	CHATHAM LANE	
59.00	4.00	2	18.35	EAST AVE	

Block	Lot	Class	Acres	Location	Status (#/3/05)
63.00	5.00	4A	5.09	SWEDESBORO RD	Mullica Hill Shopping Center
64.00	14.00	2	5.69	NORTH MAIN ST	
71.00	5.00	2	9.26	COMMISSIONERS RD	
73.00	5.00	4A	14.49	SOUTH MAIN ST	
73.00	6.00	2	8.37	FOLWELL LANE	
73.00	6.01	2	5.64	FOLWELL LANE	
73.00	7.00	2	10.51	SOUTH MAIN ST	

DEVELOPED PROPERTY OVER 5 ACRES (Classes 2, 4A, 4B)

Block	Lot	Class	Acreage	Location	Notes
4.01	4.00	1	8.08	AURA RD	
9.00	6.01	1	5.25	CLEMS RUN	
10.00	7.00	1	31.79	RICHWOOD RD	
10.01	15.00	1	5.44	PEACH RIDGE DR	BASIN LOT
16.00	1.12	1	6.47	HARRISONVILLE RD	
16.00	4.00	1	13.29	EWAN RD	
16.01	20.00	1	6.85	FAWN HOLLOW LANE	
16.01	21.00	1	8.78	FAWN HOLLOW LANE	BASIN LOT
17.00	8.00	1	27.13	EWAN RD	
29.00	14.08	1	9.24	LANGE CT	BASIN LOT
34.00	4.00	1	6.59	CEDAR RD	
36.00	5.00	1	7.69	WOODLINE CT	BASIN LOT
36.00	6.00	1	32.07	JACKSON RD	
36.00	17.02	1	8.22	CEDAR RD	
36.00	17.03	1	7.81	CEDAR RD	
36.02	57.00	1	6.97	FOSTERTOWN LANE	BASIN LOT
37.00	4.00	1	8.65	WALTERS RD	
37.04	1.00	1	7.56	NORTH MAIN ST	
45.00	20.00	1	26.65	SWEDESBORO RD	
45.07	10.00	1	15.04	CROMWELL DR	BASIN LOT
45.07	28.00	1	8.68	HEWES DR	BASIN LOT
49.01	16.01	1	6.52	STAYMAN CT	BASIN LOT
50.00	3.12	1	6.35	HIGH ST	
50.00	3.22	1	5.60	WOODLAND AVE	
50.00	3.23	1	6.04	WOODLAND AVE	
50.00	3.24	1	5.67	WOODLAND AVE	

Block	Lot	Class	Acreage	Location	Notes
50.00	3.25	1	6.33	WOODLAND AVE	
50.00	3.27	1	5.74	WOODLAND AVE	
50.00	3.28	1	8.35	WOODLAND AVE	
50.01	34.00	1	14.11	BANFF/HARRISON DR	BASIN LOT
51.00	4.00	1	28.98	WOODLAND AVE	
54.00	2.09	1	5.35	HIGH ST	
54.00	3.00	1	72.06	HICKORY CT	BASIN LOT
54.00	4.01	1	8.57	PREAKNESS DR	
54.00	4.34	1	30.50	OPEN SPACE	BASIN LOT
55.00	4.01	1	26.37	COMMISSIONERS RD	
55.00	5.01	1	5.64	COMMISSIONERS RD	
55.01	1.00	1	40.79	COMMISSIONERS RD	BASIN LOT
57.00	9.00	1	38.18	HARRISONVILLE RD	
57.00	12.01	1	18.93	BRIDGETON PIKE	
57.04	36.00	1	7.58	TURTLE CREEK DR	BASIN LOT
57.12	1.00	1	33.18	FOXGLOVE TRAIL	
68.00	1.00	1	13.44	ERIC RD	

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PARCEL DATA TABLES – FARMLAND ASSESSED PROPERTIES (Class 3A/3B)

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
1.00	1.00	3B	4.85	ZEE RD	
1.00	4.00	3B	8.30	ZEE RD	
1.00	10.00	3B	0.88	MULLICA HILL RD	
2.00	1.00	3B	42.11	AURA RD	
2.01	1.00	3A	46.55	MULLICA HILL RD	Wal-Mart - final
2.02	1.00	3A	36.27	MULLICA HILL RD	
2.02	1.01	3A	7.98	MULLICA HILL RD	
2.02	1.03	3B	1.00	NEALE RD	
2.02	1.04	3B	1.01	NEALE RD	
2.02	3.00	3A	7.85	MULLICA HILL RD	
2.02	4.00	3A	68.77	MULLICA HILL RD	
2.02	7.00	3A	2.05	MULLICA HILL RD	
3.00	1.00	3B	57.71	RICHWOOD RD	
3.00	2.00	3A	88.97	AURA RD	
3.00	3.00	3B	2.07	WILLIAMSON LANE	
3.00	4.00	3A	98.11	RICHWOOD RD	Dev. Applic. pending
4.00	2.00	3B	33.13	NEALE RD	Dev. Applic. - final
4.01	3.00	3A	13.05	AURA RD	
5.00	1.00	3A	8.52	RICHWOOD RD	
5.00	1.01	3B	47.04	RICHWOOD RD	Ellis Mill Estates
5.00	1.11	3B	2.21	RICHWOOD RD	
5.00	4.00	3B	70.73	RICHWOOD RD	Permanent preserv.
5.00	5.00	3A	27.26	RICHWOOD RD	Preserv. Applic to NJ
5.00	6.00	3A	20.92	RICHWOOD RD	
5.00	7.00	3B	26.05	RICHWOOD RD	Dev. Applic. pending
5.00	8.00	3B	43.63	WILLIAMSON LANE	Dev. Applic. pending
5.00	10.00	3B	77.61	AURA RD	
5.00	11.00	3A	29.73	AURA RD	
5.00	13.00	3A	44.28	RICHWOOD RD	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
5.00	15.00	3B	1.95	ELLIS MILL RD	
5.00	17.00	3B	8.06	RICHWOOD RD	Permanent preserv.
6.00	2.01	3B	18.28	ELLIS MILL RD	
6.00	5.00	3B	49.01	ELLIS MILL RD	
6.00	6.00	3A	5.54	ELLIS MILL RD	
6.00	6.01	3B	7.16	ELLIS MILL RD	
7.00	2.00	3B	21.88	ELLIS MILL RD	
9.00	1.00	3A	17.18	CLEMS RUN	
9.00	4.00	3A	24.01	CLEMS RUN	
9.00	6.02	3A	5.57	CLEMS RUN	
10.00	1.00	3A	12.32	CLEMS RUN	Preserv. Applic to NJ
10.00	2.00	3A	17.63	EWAN RD	
10.00	3.00	3A	7.04	RICHWOOD RD	
10.00	8.00	3A	66.20	ELLIS MILL RD	
10.00	10.00	3A	4.58	CLEMS RUN	
10.00	11.00	3B	5.72	CLEMS RUN	
10.00	12.00	3B	7.76	CLEMS RUN	
10.00	21.00	3A	15.87	EWAN RD	
10.02	3.07	3A	10.11	LAUREL CT	
10.02	5.01	3A	7.95	EWAN RD	
10.02	5.02	3B	4.14	EWAN RD	
11.00	1.00	3A	18.51	EWAN RD	
14.00	6.00	3A	13.20	CLEMS RUN	
15.00	5.00	3A	10.04	EWAN RD	
16.00	1.00	3A	10.67	CLEMS RUN	
16.00	1.13	3B	2.03	CLEMS RUN	
16.00	1.14	3B	5.70	CLEMS RUN	
17.00	1.00	3A	138.68	CLEMS RUN	
17.00	2.00	3A	21.90	NUTT LANE	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
17.00	3.00	3B	7.38	NUJT LANE	Dev. Applic. pending
17.00	4.00	3B	23.18	RICHWOOD RD	Dev. Applic. pending
17.00	6.00	3B	21.74	RICHWOOD RD	Dev. Applic. pending
17.00	7.01	3B	19.62	EWAN RD	Dev. Applic. pending
17.00	9.00	3A	25.38	FOX HOLLOW LANE	
17.00	10.00	3A	21.16	CLEMS RUN	
17.00	10.03	3A	6.01	CLEMS RUN	
18.00	1.00	3A	125.79	HARRISONVILLE RD	
19.00	1.00	3B	27.04	HARRISONVILLE RD	
19.00	2.00	3A	35.50	HARRISONVILLE RD	Munic. 8-Yr Progr
19.00	3.00	3A	50.38	RICHWOOD RD	Dev. Applic. pending
19.00	3.01	3B	0.20	RICHWOOD RD	Dev. Applic. pending
20.00	1.00	3A	42.54	RICHWOOD RD	
21.00	2.00	3B	1.08	HARRISONVILLE RD	
22.00	7.00	3A	0.51	MULLICA HILL RD	
22.00	12.00	3B	18.22	AURA RD	
22.00	13.00	3A	8.06	AURA RD	
24.00	2.00	3B	8.85	LAMBS RD	
24.00	3.00	3A	17.21	MULLICA HILL RD	
24.00	4.00	3B	8.63	MANOR DR	
24.00	13.00	3B	0.64	LAMBS RD	
24.02	1.00	3B	3.81	MULLICA HILL RD	
25.00	1.00	3B	2.66	LAMBS RD	Preserv. Applic to NJ
25.00	2.00	3A	8.36	LAMBS RD	Preserv. Applic to NJ
25.00	9.00		0.08		Preserv. Applic to NJ
25.00	10.00	3B	45.12	LAMBS RD	
27.00	1.00	3B	5.02	SHERWIN RD	
28.00	1.00	3A	33.88	JACKSON RD	Tesoro Estates
28.00	2.00	3A	12.85	HEILIG RD	
28.00	3.00	3B	2.27	HEILIG RD	
28.00	5.00	3B	0.60	HEILIG RD	
29.00	1.00	3B	25.83	JACKSON RD	Tesoro Estates

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
29.00	3.00	3A	31.99	HEILIG RD	
29.00	4.00	3B	9.14	BARNSBORO RD	
29.00	5.00	3B	32.50	BARNSBORO RD	Brookside Farms
29.00	6.00	3B	40.14	MULLICA HILL RD	
29.00	8.00	3A	71.68	MULLICA HILL RD	Brookside Farms
29.00	9.00	3B	6.48	MULLICA HILL RD	
29.00	9.06	3B	1.52	MULLICA HILL RD	
29.00	10.00	3B	54.33	MULLICA HILL RD	
30.00	1.00	3B	20.49	BARNSBORO RD	
31.00	1.00	3A	14.26	BISHOP RD	
31.00	1.19	3B	5.02	BISHOP RD	
31.00	11.00	3A	48.49	MULLICA HILL RD	
31.00	11.04	3B	1.02	MULLICA HILL RD	
32.00	4.00	3B	4.22	MULLICA HILL RD	
33.00	1.00	3B	67.32	CLEMS RUN	
33.00	2.00	3A	56.39	MULLICA HILL RD	
33.00	2.03	3B	0.45	GRIFFIN RD	
33.00	4.00	3B	29.99	BISHOP RD	
33.00	5.00	3A	24.20	CLEMS RUN	
33.00	5.01	3A	5.90	CLEMS RUN	
33.00	6.00	3A	46.84	HARRISONVILLE RD	
33.00	7.00	3A	16.89	HARRISONVILLE RD	Munic. 8-Yr & Preserv. Applic to NJ
33.00	10.00	3B	7.49	CLEMS RUN	
33.00	10.02	3B	44.19	CLEMS RUN	
33.00	10.03	3A	7.97	CLEMS RUN	
33.00	11.02	3B	12.64	CLEMS RUN	
33.00	15.00	3B	57.83	BISHOP RD	
33.00	16.00	3A	16.55	CLEMS RUN	
33.01	1.00	3B	0.16	MULLICA HILL RD	
33.01	5.00	3B	12.09	CLEMS RUN	
33.01	5.04	3B	1.01	GRIFFIN RD	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
33.01	5.05	3B	1.00	GRIFFIN RD	
34.00	2.00	3B	16.73	WALTERS RD	
34.00	4.01	3A	7.22	CEDAR RD	
34.00	4.03	3A	6.03	CEDAR RD	
34.00	27.00	3A	33.34	MULLICA HILL RD	Preserv. Applic to NJ
34.00	29.00	3A	2.62	MULLICA HILL RD	
34.00	30.00	3B	1.99	MULLICA HILL RD	
34.00	33.00	3B	0.92	MULLICA HILL RD	
34.00	37.00	3A	11.64	MULLICA HILL RD	
34.00	43.00	3A	25.98	MULLICA HILL RD	
34.00	44.00	3B	1.75	MULLICA HILL RD	
34.00	45.00	3B	28.47	MULLICA HILL RD	
34.00	49.00	3B	47.65	WALTERS RD	
34.00	53.00	3B	26.48	WALTERS RD	
35.00	4.00	3B	3.39	JEFFERSON RD	
35.00	5.00	3B	1.28	JEFFERSON-PITMAN RD	
36.00	2.01	3A	5.98	JEFFERSON RD	
36.00	2.02	3B	13.10	JEFFERSON RD	
36.00	2.04	3A	6.47	JEFFERSON RD	
36.00	4.00	3A	37.30	JEFFERSON RD	Permanent preserv.
36.00	4.01	1	20.24	JEFFERSON RD	Pending Permanent preserv.
36.00	5.01	3A	0.17	JACKSON RD	
36.00	5.01	3A	25.33	JACKSON RD	
36.00	16.00	3A	19.72	CEDAR RD	
36.00	16.02	3B	27.74	CEDAR RD	
36.00	17.00	3B	18.27	CEDAR RD	
36.00	17.04	3B	6.07	CEDAR RD	
37.00	3.00	3B	42.19	COLSON LANE	Craft Stewart – Dev. Applic. pending
37.00	5.03	3B	10.59	COLSON LANE	
37.00	6.00	3B	15.99	WALTERS RD	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
39.00	5.00	3A	7.06	NORTH MAIN ST	
41.01	1.00	3A	9.07	NORTH MAIN ST	
44.00	1.00	3B	13.26	WOLFERT STATION RD	
44.00	2.00	3B	42.46	WOLFERT STATION RD	
44.00	2.01	3A	2.71	WOLFERT STATION RD	
44.00	3.00	3B	38.91	NORTH MAIN ST	Rattlin Run (dev.)
44.00	4.00	3B	21.62	COHAWKIN RD	
45.00	5.00	3B	15.76	UNION RD	
45.00	7.00	3B	0.24	TOMLIN STATION RD	
45.00	8.00	3B	12.87	WOLFERT STATION RD	
45.00	10.00	3A	29.90	WOLFERT STATION RD	
45.00	11.00	3A	97.42	WOLFERT STATION RD	
45.00	16.00	3A	64.17	SWEDESORO RD	
45.00	17.01	3B	28.96	SWEDESORO RD	Leigh Court Estates
45.01	2.00	3A	45.27	UNION RD	Dev. Applic – Prelim. approval
45.01	3.00	3B	7.93	UNION RD	
46.00	1.00	3A	61.23	WOODLAND AVE	Preserv. Applic to NJ
46.00	2.00	3B	19.99	SWEDESORO RD	
46.00	3.01	3B	5.54	TOMLIN STATION RD	
46.00	3.02	3B	6.47	TOMLIN STATION RD	
46.00	3.03	3B	8.62	TOMLIN STATION RD	
46.00	3.04	3B	6.01	SWEDESORO RD	
46.00	4.00	3A	67.17	TOMLIN STATION RD	Dev. Applic. pending
47.00	1.00	3A	35.38	SWEDESORO RD	
47.00	2.00	3B	3.70	SWEDESORO RD	
47.00	3.00	3B	12.31	TOMLIN STATION RD	
48.00	1.00	3B	0.65	TOMLIN STATION RD	
49.00	1.00	3B	21.88	SWEDESORO RD	
49.00	1.05	3A	7.09	TOMLIN STATION RD	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
49.00	1.06	3B	2.04	TOMLIN STATION RD	
49.00	1.07	3A	2.23	TOMLIN STATION RD	
49.00	1.08	3B	2.17	TOMLIN STATION RD	
49.00	3.00	3A	62.01	SWEDESBORO RD	
49.00	4.00	3A	51.15	SWEDESBORO RD	Andover Place
49.00	4.03	3B	16.02	SWEDESBORO RD	Andover Place
49.00	5.00	3B	45.26	SWEDESBORO RD	
49.00	6.00	3A	90.27	WOODLAND AVE	
49.00	12.00	3A	47.70	WOODLAND AVE	Woodland Creek (dev.)
49.00	12.01	3A	27.42	WOODLAND AVE	Woodland Creek (dev.)
49.00	13.00	3B	36.68	TOMLIN STATION RD	Bridge Estates
49.00	16.00	3B	6.96	WOODLAND AVE	Bridge Estates
49.00	17.00	3A	5.49	TOMLIN STATION RD	Bridge Estates
49.07	12.00	3A	4.05	SADDLE CT	
49.07	13.00	3B	3.71	SADDLE CT	
50.00	1.00	3B	9.27	WOODLAND AVE	
50.00	2.00	3A	9.55	WOODLAND AVE	
50.00	2.01	3A	18.72	WOODLAND AVE	
50.00	2.02	3A	28.56	WOODLAND AVE	Dev. Applic. - Prelim. approval
50.00	2.04	3B	6.47	WOODLAND AVE	
50.00	3.01	3A	31.79	HIGH ST	
50.00	3.03	3B	10.13	HIGH ST	
50.00	3.15	3B	6.95	HIGH ST	
50.00	3.16	3A	5.98	HIGH ST	
50.00	4.00	3A	19.68	WOODLAND AVE	
50.00	5.00	3B	11.90	WOODLAND AVE	
50.00	10.02	3B	5.85	HIGH ST	
50.00	16.00	3A	6.43	HIGH ST	
51.00	1.00	3B	101.72	HIGH ST	Permanent preserv.
51.00	3.00	3B	8.42	WOODLAND AVE	Preserv. Applic to NJ
51.00	7.00	3A	36.31	WOODLAND AVE	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
51.00	8.00	3B	40.10	HIGH ST	Permanent preserv.
52.00	7.00	3A	16.05	HIGH ST	Dev. Applic. pending
52.00	11.00	3B	55.48	WOODSTOWN RD	Dev. Applic. pending
52.00	17.00	3B	0.12	WOODSTOWN RD	Dev. Applic. pending
52.00	18.01	3B	3.87	WOODSTOWN RD	Dev. Applic. pending
52.00	25.00	3B	0.11	WOODSTOWN RD	Dev. Applic. pending
52.00	26.00	3B	0.55	WOODSTOWN RD	Dev. Applic. pending
52.00	27.00	3B	0.11	WOODSTOWN RD	Both Pending Permanent preserv. listed & Dev. Applic. pending
52.00	28.00	3B	0.05	WOODSTOWN RD	Dev. Applic. pending
52.00	29.00	3B	0.11	WOODSTOWN RD	Dev. Applic. pending
53.00	2.00	3A	40.79	HIGH ST	Permanent preserv.
53.00	3.00	3B	36.22	HIGH ST	Permanent preserv.
53.00	4.00	3A	47.79	TOMLIN STATION RD	Craft Stewart - Dev. Applic. pending
53.00	7.00	3B	3.08	FRANKLINVILLE RD	
53.00	8.00	3B	13.17	FRANKLINVILLE RD	
53.00	10.00	3A	5.76	HIGH ST	
54.00	1.00	3A	97.34	TOMLIN STATION RD	Craft Stewart - Dev. Applic. pending
54.00	3.01	3A	6.23	HIGH ST	
54.00	3.02	3A	6.05	HIGH ST	
54.00	3.03	3A	8.16	HIGH ST	
54.00	5.00	3A	6.81	WOODSTOWN RD	
54.00	6.00	3B	6.12	FRANKLINVILLE RD	
54.00	8.00	3B	8.99	FRANKLINVILLE RD	
54.00	9.00	3B	6.66	FRANKLINVILLE RD	
54.00	9.01	3B	5.90	FRANKLINVILLE RD	
54.00	11.00	3B	33.24	FRANKLINVILLE RD	Permanent preserv.
54.00	11.01	3A	126.45	FRANKLINVILLE RD	Permanent preserv & 7 lots developed

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
54.00	12.00	3A	36.82	HIGH ST	Permanent preserv
55.00	7.00	3B	14.97	COMMISSIONERS RD	Permanent preserv
55.00	8.00	3B	73.78	WOODSTOWN RD	
55.00	16.00	3A	15.02	COMMISSIONERS RD	
56.00	3.00	3B	93.13	COMMISSIONERS RD	
56.00	4.01	3B	9.30	BRIDGETON PIKE	
56.00	4.02	3B	19.99	BRIDGETON PIKE	
56.00	4.03	3A	10.48	BRIDGETON PIKE	
56.00	5.00	3A	99.28	BRIDGETON PIKE	NJ: 8-Year Prog
56.00	6.00	3A	60.62	BRIDGETON PIKE	NJ: 8-Year Prog
56.00	10.01	3A	11.78	COMMISSIONERS RD	
56.00	10.03	3B	6.17	COMMISSIONERS RD	
56.00	11.00	3A	20.01	COMMISSIONERS RD	
56.00	11.01	3A	9.65	COMMISSIONERS RD	
57.00	1.00	3B	4.55	MULLICA HILL RD	
57.00	3.00	3B	75.33	CLEMS RUN	Bella Vista Estates
57.00	3.01	3B	1.02	BRIDGETON PIKE	
57.00	4.00	3A	48.87	CLEMS RUN	

Block	Lot	Class	Acres	Location	Status of Development (3/3/05) or Preservation (2/9/05)
57.00	5.03	3A	17.22	CLEMS RUN	
57.00	5.04	3A	7.96	CLEMS RUN	
57.00	7.00	3A	108.04	CLEMS RUN	Permanent preserv.
57.00	8.00	3A	13.84	HARRISONVILLE RD	
57.00	15.00	3A	108.46	BRIDGETON PIKE	
57.00	19.00	3A	80.12	BRIDGETON PIKE	Wheatley Meadows
57.00	27.00	3B	15.36	262 CLEMS RUN	
59.00	3.00	3B	1.88	EARLINGTON AVE	
59.00	5.00	3B	33.60	MULLICA HILL RD	Craft Stewart – Dev. Applic. pending
59.00	12.01	3B	0.29	MILL RD	
59.00	13.00	3B	4.30	MILL RD	
59.00	14.00	3B	0.74	MILL RD	
59.00	17.00	3A	41.05	MULLICA HILL RD	
64.00	2.00	3B	36.14	SWEDESORO RD	
64.00	4.00	3B	0.38	SWEDESORO RD	
64.00	21.00	3B	14.53	WOODLAND AVE	

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DELAWARE VALLEY REGIONAL PLANNING COMMISSION

Publication Abstract

Title: *Open Space and Recreation Plan
for the Township of Harrison,
Gloucester County, New Jersey*

Date Published: November 2006
Publication No. 06038

Geographic Area Covered: Harrison Township, Gloucester County, New Jersey

Key Words: Environment, conservation, farmland preservation, Gloucester County, greenways, land preservation, Harrison Township, master planning, Mullica Hill, natural resources, open space, recreation, Smart Growth.

ABSTRACT

This publication is a plan for open space protection and land preservation for Harrison Township, Gloucester County, New Jersey. The Plan documents the natural resources, historical resources, and built community in the township, describes the existing Open Space Program, and includes a detailed Inventory of Outdoor Resources. It identifies the Open Space Needs of the community and provides a System of Open Space, including specific land preservation recommendations for Greenways and for farmland preservation. It also includes information on the active recreation needs of the Township. Incorporated are relevant inventories of parcels within Harrison Township and maps illustrating the resources, current land use, current zoning, historic resources, existing open space, and the proposed Greenways and Potential Farmland Preservation properties. Resource information about land preservation techniques, groups, and funding is also included, along with resources about greenways and trail development.

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for the **TOWNSHIP** of



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