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I. INTRODUCTION

The New Jersey Municipal Land Use Law (MLUL, Chapter 291, Laws of New Jersey 1975) requires every municipality in New Jersey that has adopted a Master Plan and land development regulations to periodically review and revise, if necessary, those documents every ten years (N.J.S.A. 40:55F-89). The last revision to the Harmony Township Master Plan was adopted in June of 2004. No re-examination reports have been conducted to date.

The purpose of this report is to present a comprehensive overview of the Township’s changes in land use policy since the 2004 Master Plan was adopted. In addition to this document, the findings and recommendations contained herein are based on the review of the following:

- Warren County Farmland Preservation Plan
- 2012 River Road Redevelopment Plan
- 2010 Housing Element and Fair Share Plan
- 2005 Stormwater Management Plan (Last Revised 2022)
- Warren County Transportation Plan (Technical Memorandum dated 2021)

This 2022 Reexamination Report represents the Township’s continuing effort to ensure that the planning polices and land use goals and objectives remain current and represent the issues affecting the Township of Harmony. This Reexamination Report reaffirms the existing goals and policy statements in the 2004 Master Plan, offers additional statements regarding the Township’s future growth and development, and recommends modifications to the Township Land Use Plan and zoning ordinance regulations where appropriate. The Township continues to recognize that the established developed character of the community requires a planning response that focuses on supporting the established character of the community and identifying the areas warranting an upgrading planning and zoning approach to development.

The Planning Board must adopt, by resolution, a report on the findings of this reexamination, and submit a copy of the adopted report and resolution to the Warren County Planning Board, and the municipal clerks of Lopatcong, Greenwich, Franklin, Washington, and White Townships.
II. LEGAL REQUIREMENTS OF PLANNING

The MLUL requires a reexamination report to address five issues related to the growth and development of the Township, including (N.J.S.A. 40:55D-89):

   a. The major problems and objectives relating to land development in the municipality at the time of adoption of the last reexamination report.
   b. The extent to which such problems and objectives have been reduced or have increase subsequent to such date.
   c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulation as last revised, with particular regard to the density and distribution of population and land uses, housing condition, circulation, conservation of natural resource, energy conservation, collection, disposition, and recycling of designated recyclable materials achieved changes in the State, count, and municipal policies and objectives.
   d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies, and standards, or whether or a new plan or regulations should be prepared.
   e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Additionally, pursuant to N.J.S.A. 40:55D-93:

Every municipality in the State shall prepare a storm water management plan and a stormwater control ordinance or ordinances to implement said plan. Such a stormwater management plan shall be completed within 1 year from the date of promulgation or comprehensive stormwater management regulations by the Commissioner of the Department of Environmental Protection, or be the next reexamination of the master plan required pursuant to section 76 of P.L.1975, c. 291, (C. 40:55D-89), whichever shall be later, provided that a grant for the preparation of the plan has been made available pursuant to section 6 hereof. The plan shall be reexamined at each subsequent scheduled reexamination of the master plan pursuant thereto. Such a storm water control ordinance or ordinances shall be adopted within 1 year of the completion of the storm water management plan and shall be revised thereafter as needed.

The MLUL identifies the required contents of a Master Plan and Reexamination Report, which have been outlined in this section. Master Plans must include a statement of goals, objectives, and policies upon which the proposals for the physical, economic, and social development of the municipality are based. The Plan must include a land use element which takes into account physical features, identifies the existing and proposed location, extent, and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zoning plan and zoning ordinance. Municipalities are also required to prepare a housing plan and recycling plan. Other optional elements that may be incorporated into a comprehensive Master Plan include, but are not limited to, circulation, recreation, community facilities, historic preservation, and similar elements.

The Master Plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption and development of ordinances designed to implement the Master Plan recommendations.
III. MASTER PLAN GOALS, OBJECTIVES, AND POLICY STATEMENTS

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. After a review of the Goals, Objectives, and Policy Statements of the 2004 Master Plan, it was determined that they remain predominantly relevant to today, with a few additional remarks. They are repeated in totality here to restate the continued efforts needed to address these issues.

The following items were identified in the previous 2004 Master Plan as Land-Use goals and objectives centered on the key issues with the Township at the time of adoption:

1. Preserve the rural quality of the community by establishing methods to preserve farmland and retain and encourage agriculture as an industry.
2. Preserve open spaces, woodlands, stream corridors and scenic vistas working in conjunction with the State, County, area municipalities, and non-profit groups.
3. To exercise stewardship over Harmony Township clean air, lands and waters to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
4. To maintain and conserve the special character of the countryside and historic villages which have made Harmony Township an attractive place for many generations, and manage future development to preserve the rural character.
5. To protect and maintain Harmony Township’s unique sense of place, which includes diverse agricultural uses, low density residential uses, historic settlement areas and scenic landscapes.
6. Establish housing densities more consistent with the need for watershed protection, proper aquifer recharge and environmental resource maintenance and the capacity of the land to handle on-site water well and septic cleansing.
7. To plan for a reasonable balance among various land uses that respects and reflects the goals of the Master Plan.
8. To establish development densities and intensities at levels which do not exceed the capacity of the natural environment.
9. Encourage methods to preserve open space if development does not occur.
10. Encourage clean and non-offensive business and professional offices in appropriate locations, depending on need.
11. Discourage heavy industrial activities, warehouse depots or industrial uses involving extensive truck activity which are not appropriate for industrial areas in the Township due to lack of adequate access roads and a location distant to major arterials.
12. Establish regulations to curtail potentially harmful uses such as quarrying, refuse recycling, human waste recycling or processing which might create off-site or non-point pollution of the water supply aquifer or result in remnant brownfields.
13. Plan for development in accordance with the State Development and Redevelopment plan, which has designated Harmony Township as Planning Area 5-Environmentally Sensitive; Area 4B- Environmentally Sensitive-Rural; and Area 4-Rural.
14. Address the growing concern of “creeping minor” subdivisions by considering revised numbers or spacing of years between applications.
IV. 2004 RE-EXAMINATION AND MASTER PLAN UPDATE

A. Major Problems and Objectives Identified
“The reexamination report shall state: a. The major problems and objectives related to land development in the municipality at the time of the adoption of the land reexamination report.”

1. PROBLEMS
   i. Issue of increasing warehouse development in nearby towns and the associated threat to farmland and environmentally sensitive areas.
   ii. Retention of agriculture in the Township, such as losing farmland to Solar Energy – farmers make more money selling to solar company rather than farming.
   iii. The inability for the re-development areas to be redeveloped.

2. OBJECTIVES
   i. To retain the rural character of Harmony as shaped by farmland and natural habitats.
   ii. To retain the sense of community.
   iii. To protect the quality of environmental resources, especially groundwater.
   iv. To diversify the tax base by allowing for some nonresidential development along major highway corridors.
   v. Growth of the Township should be managed so that development can be accommodated in an orderly manner.
   vi. To provide for more diverse and affordable housing opportunities.
   vii. To provide for a balance among goals of environmental protection, managed growth and affordable housing.

B. Increase or Decrease of Problems and Objectives
“The reexamination report shall state: b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.”

Below, the previously identified problems and objectives are reviewed with the current state of the Township of Harmony.

1. PROBLEMS (Reviewed)
   i. Issue of increasing warehouse development in nearby towns and the associated threat to farmland and environmentally sensitive areas.
   Nearby towns such as Phillipsburg are still experiencing increases in warehouse development. Warehousing and similar “light industrial” uses are permitted in the following zoning districts within the Township of Harmony: LI-O (Light Industrial/Office Zone), LI-OC (Light Industrial/Office/Commercial Zone), and I-1 (Industrial Zone). With the increase in development in adjacent towns, it appears that there is increased risk that the Township of Harmony would start seeing a similar uptick in development. Recently, an industrial zone buildout analysis was completed. The findings of this analysis led to the revisions of bulk standards for the zone. The purpose of this study was to limit the size and square footage of warehouse development.
   ii. Retention of agriculture in the Township, such as losing farmland to Solar Energy – farmers make more money selling to solar company rather than farming.
   This problem is still prevalent within the community. Many site plan applications have gone through the Joint Land Use Board to install solar fields within former farmlands.
iii. The inability for the re-development areas to be redeveloped.  
This problem is still prevalent within the community. In May 2012, a Redevelopment Plan was updated for the River Road Corridor that updated the permitted land uses in the various sub districts along River Road and the Delaware River. To date, no major developments have been constructed, which indicates that there may be a need to re-evaluate the redevelopment plan.

2. OBJECTIVES (Reviewed)
   i. To retain the rural character of Harmony as shaped by farmland and natural habitats.

   This is an ongoing objective that the Township is maintaining positive effort on.

   ii. To retain the sense of community.

   This is an ongoing objective that the Township is maintaining positive effort on.

   iii. To protect the quality of environmental resources, especially groundwater.

   The Township recently updated its stormwater management plan which addresses groundwater recharge and the protection of environmental resources. Also, the Township of Harmony has adopted the most recent revisions to the N.J.A.C. 7:8 Stormwater Regulations that took effect in 2020. These efforts greatly serve to protect existing environmental resources and groundwater.

   iv. To diversify the tax base by allowing for some nonresidential development along major highway corridors.

   The 2012 River Road Redevelopment Plan addresses this objective by permitted additional development patterns along the Delaware River corridor. Since its implementation, it does not appear that any major developments have been constructed within this area.

   v. Growth of the Township should be managed so that development can be accommodated in an orderly manner.

   The previous 2004 Master Plan and the zoning code appear to have largely prohibited major growth within the Township.

   vi. To provide for more diverse and affordable housing opportunities.

   There have been no substantial changes to this objective since the 2004 Harmony Township Master Plan.

   vii. To provide for a balance among goals of environmental protection, managed growth and affordable housing.

   No additional measures have been taken. However, this remains an ongoing objective.
C. Significant Changes in Land Use

“The reexamination report shall state: c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulation as last revised, with particular regard to the density and distribution of population and land uses, housing condition, circulation, conservation of natural resource, energy conservation, collection, disposition, and recycling of designated recyclable materials ach changes in the State, county, and municipal policies and objectives.”

Since adoption of the Master Plan in June 2004, several substantial changes have occurred, both within the Township of Harmony and in the County and State at large.

1. Changes at the Local Level

Population and Census Data
Harmony is a sparsely populated township located in the far eastern region of the Lehigh Valley in Warren County, in the Allentown-Bethlehem metro area. It offers opportunity for rural living near Phillipsburg amenities. Its population is around 3,000, and the township has a total area of 24.1 square miles.

<table>
<thead>
<tr>
<th>Housing Inventory</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned</td>
<td>83%</td>
</tr>
<tr>
<td>Rented</td>
<td>10%</td>
</tr>
<tr>
<td>Vacant</td>
<td>7%</td>
</tr>
</tbody>
</table>

The 2020 Census recorded a total population of 2,628 persons. This reflects an increase of 247 persons since 2010.

| Population growth (since 2000) | -4%  |
| Population density (# of people/mile) | 111.00 |
| Household size                  | 2.601|
| Household with children          | 26%  |

The Harmony Township School District serves public school students kindergarten through eighth grade. Students in ninth through twelfth grades from Harmony, Hope and White Townships attend Belvidere High School. Harmony is home to the county fairgrounds and Merrill Creek Reservoir.

SEX AND AGE

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>2,737</td>
</tr>
<tr>
<td>Male</td>
<td>1,306</td>
</tr>
<tr>
<td>Female</td>
<td>1,431</td>
</tr>
<tr>
<td>Sex ratio (males per 100 females)</td>
<td>91.3</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>100</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>162</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>131</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>141</td>
</tr>
</tbody>
</table>
The population of the community can be further broken down by age group as follows.

<table>
<thead>
<tr>
<th>Age group</th>
<th>No of people</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>126</td>
</tr>
<tr>
<td>5-9</td>
<td>116</td>
</tr>
<tr>
<td>10-14</td>
<td>142</td>
</tr>
<tr>
<td>15-19</td>
<td>163</td>
</tr>
<tr>
<td>20-24</td>
<td>163</td>
</tr>
<tr>
<td>25-29</td>
<td>158</td>
</tr>
<tr>
<td>30-34</td>
<td>111</td>
</tr>
<tr>
<td>35-39</td>
<td>91</td>
</tr>
<tr>
<td>40-44</td>
<td>106</td>
</tr>
<tr>
<td>45-49</td>
<td>163</td>
</tr>
<tr>
<td>50-54</td>
<td>228</td>
</tr>
<tr>
<td>55-59</td>
<td>261</td>
</tr>
<tr>
<td>60-64</td>
<td>243</td>
</tr>
<tr>
<td>65-69</td>
<td>192</td>
</tr>
<tr>
<td>70-74</td>
<td>157</td>
</tr>
<tr>
<td>75-79</td>
<td>101</td>
</tr>
<tr>
<td>80-84</td>
<td>57</td>
</tr>
<tr>
<td>85+</td>
<td>50</td>
</tr>
</tbody>
</table>

The 2010 United States census counted 2,667 people, 1,017 households, and 760 families in the township. The population density was 112.5 per square mile (43.4/km²). There were 1,109 housing units at an average density of 46.8 per square mile (18.1/km²). The racial makeup was 98.28% (2,621) White, 0.67% (18) Black or African American, 0.26% (7) Native American, 0.19% (5) Asian, 0.00% (0) Pacific Islander, 0.07% (2) from other races, and 0.52% (14) from two or more races. Hispanic or Latino of any race were 1.31% (35) of the population.

Of the 1,017 households, 28.0% had children under the age of 18; 63.1% were married couples living together; 8.4% had a female householder with no husband present and 25.3% were non-families. Of all households, 20.6% were made up of individuals and 8.8% had someone living alone who was 65 years of age or older. The average household size was 2.60 and the average family size was 3.02.

21.0% of the population were under the age of 18, 6.9% from 18 to 24, 20.4% from 25 to 44, 35.7% from 45 to 64, and 16.0% who were 65 years of age or older. The median age was 46.1 years. For every 100 females, the population had 97.0 males. For every 100 females ages 18 and older there were 97.4 males. The Census Bureau’s 2006-2010 American Community Survey showed that (in 2010 inflation-adjusted dollars) median household income was $82,339 (with a margin of error of +/- $7,992) and the median family income was $86,964 (+/- $11,141). Males had a median income of $60,489 (+/- $4,798) versus $53,100 (+/- $11,618) for females. The per capita income for the borough was $34,985 (+/- $4,062). About 0.7% of families and 1.2% of the population were below the poverty line, including 0.5% of those under age 18 and 1.7% of those age 65 or over.
2. **Relationship to Farmland Preservation Plan**

The Township of Harmony Farmland/Open Space Committee along with the Morris Land Conservancy compiled a Comprehensive Farmland Preservation Plan in 2008, with a revision by the Land Conservancy of New Jersey and the Township of Harmony that was being developed in 2021.

This Comprehensive Plan goes into detail on the land use planning within the Township and even greater detail on the Farmland Preservation Program and agricultural industry. Most notably, of the designated farmland within the Township of Harmony, approximately 62% is designated as “Prime Farmland” which is among the best soils in the State of New Jersey for agricultural industry.

Currently, as of 2021, there are approximately 36 farms, or 2,807 acres (on parcels of 20 acres or more) that are eligible for Farmland Preservation within Harmony Township, and one of the objectives identified by the Farmland Preservation Plan was to have 10 additional farms totally approximately 750 acres put into the Farmland Preservation category. This is in alignment with the goals and objectives identified by this study as it pertains to land use and resource conservation.

3. **Changes at the County Level**

In 2020, Warren County issued a Technical Memorandum to update and revise the Warren County Transportation Plan.

This technical memorandum compiled comments from the public and assembled shared comments, concerns, objectives and problems from various planning elements from County-wide municipalities and other similar studies. Some of the key items pertaining to Harmony Township included “hotspot” discussions which noted areas of particular concern. Two such hotspots were identified within Harmony Township: one is along County Route 519 near the border with White Township, and the other is also along County Route 519 near the historic farm districts. In both, concerns included high-traffic volumes, lack of safety, and lack of appropriate access. Additionally, it was noted that potential warehouse developments in White Township and Harmony Township would exacerbate these issues.

4. **Changes at the State Level**

   **Time of Decision**

On May 5, 2010, Governor Christie signed S-82 into law, effectively nullifying the “time of decision” rule which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. S-82 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. S-82 will not take effect until May 5, 2011, providing municipalities with a window of opportunity to comprehensively reexamine their zoning before it is, in effect, “locked in” on May 5, 2011.

   **Solar and wind facilities as permitted uses in industrial zones**

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts.

   **Green Element**

The NJ Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add an additional element to the components that comprise a municipal master plan. The scope of the new element is described as follows: “A green buildings and environmental sustainability plan element, which shall provide for, encourage, and
promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.” This element should be considered as one of the elements to be prepared at the time that the Township undertakes a comprehensive revision of the master plan.

Storm Water Control Ordinances at time of Re-Examination
Every municipality in the State shall prepare a storm water management plan and a stormwater control ordinance or ordinances to implement said plan. Such a stormwater management plan shall be completed within 1 year from the date of promulgation or comprehensive stormwater management regulations by the Commissioner of the Department of Environmental Protection, or be the next reexamination of the master plan required pursuant to section 76 of P.L.1975, c. 291, (C. 40:55D-89), whichever shall be later, provided that a grant for the preparation of the plan has been made available pursuant to section 6 hereof. The plan shall be reexamined at each subsequent scheduled reexamination of the master plan pursuant thereto. Such a storm water control ordinance or ordinances shall be adopted within 1 year of the completion of the storm water management plan and shall be revised thereafter as needed.

The Township of Harmony has updated its Municipal Stormwater Management Plan in 2022, satisfying this requirement. All ordinances are consistent with the current N.J.A.C. 7:8 regulations, however the ordinances should be reviewed regularly to ensure they are representative of the Township’s specific Stormwater Management needs.

Electric Vehicle Charging Infrastructure
In 2019, legislation was passed modifying the Municipal Land Use Law to include provisions for electrical vehicle supply equipment (EVSE) installation within the State of New Jersey. Two main components to this legislation include requirements to show existing and proposed EVSE within the Land Use Element of the Master Plan and another provision requiring that re-examination reports shall state “the recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure… and recommended changes, if any in the local development regulations necessary or appropriate for the development of the public electric vehicle infrastructure.”

At this time, there are no public electric vehicle charging stations of make-ready EVSE within the Township of Harmony, nor are there plans to install any. There is insufficient through-traffic and population to warrant the implementation of such infrastructure, except where required by regulations.

Climate Change / Hazard Vulnerability Assessment
In 2021, legislation was passed modifying the Municipal Land Use Law to provide requirements and criteria for “Climate Change-Related Hazard Vulnerability Assessment” components to be included in all Land Use Elements of Master Plans after the adoption of the law.

The Hazard Vulnerability Assessment component should cover the following:

- Potential impact of natural hazards on various components of the Master Plan
- Critical Facilities that could include roadways, evacuation routes, utilities, etc. that must be maintained in a state of emergency.
- Build-Out Analysis of the future development in the municipality and associated threats and vulnerabilities to that development.
- Specific policy statement on integrating the Hazard Vulnerability Assessment into other components of municipal legislation including stormwater management plan, comprehensive emergency management plan, post-disaster recovery plan, and capital improvement plans.
5. Changes with Adjacent Municipalities

Harmony Township is located in southwestern Warren County. The adjoining municipalities are Lopatcong Township to the south, Franklin Township to the east, and White Township to the north. Harmony’s western border is formed by the Delaware River and the New Jersey-Pennsylvania border.

In the adjacent White Township, there is a known issue with warehousing that has caused ire amongst residents. In 2022, plans were proposed by a developer to construct an 800,000 square-foot warehouse abutting the Delaware River, replacing existing farmland. Many of the concerns residents have over the construction of this warehouse are mirrored in the mindset and identify of Harmony Township. The region the warehouse is proposed is largely rural, with agricultural industry with supporting farm communities. The roadway infrastructure is similarly unsuitable for heavy truck traffic.

Therefore, there are concerns that similar issues will occur within the Township of Washington. Therefore, it is imperative that the Township of Washington keep abreast of the land use law updates and routinely revise their Master Plan to ensure no unwanted or similarly uncharacteristic development occurs.
D. Recommendations for the Master Plan

“The reexamination report shall state: d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, polices, and standards, or whether or a new plan or regulations should be prepared.”

The following items serve as recommendations for future revisions to the Master Plan when next the Township of Harmony revises its comprehensive Master Plan.

1. The Township of Harmony should consider developing a concise vision statement for the Township, identifying its rural character, small nodes of village activity, and importance of its natural resources and prime farmland areas.

2. The River Road Redevelopment Plan should be reviewed and possibly revised to further promote development. Since its implementation, it has not yielded the anticipated developments and this may be due to inappropriate or mismatched needs and priorities between potential developers and the vision of the Township of Harmony. Revisions to the River Road Redevelopment Plan may increase the chances of bringing suitable development characteristic of the region if implemented properly.

3. The changes to the zoning code that were recently conducted should be reviewed and assessed for appropriate implementation regarding warehousing and similar light industrial use.

4. The Township of Harmony should investigate electrical vehicle charging station locations and determine need, if any, for such public electrical vehicle supply equipment (EVSE) infrastructure. As noted above, it is assumed that there is insufficient through-traffic and population to warrant the implementation of such infrastructure, except where required by regulations, however it is recommended that the Township of Harmony conduct such an investigation to confirm these assumptions.

E. Recommendations for Harmony Township Land Use

“The reexamination report shall state: e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.”

While stated above and elsewhere within this report, the River Road Redevelopment Plan is not performing as intended. It is strongly suggested that the Township of Harmony re-examine this Redevelopment plan and consider authorizing revisions to it to help stimulate development suitable for the Township’s needs and infrastructure capacity. If revised, the plan should be coordinated with any updated vision statements for the Township of Harmony.
APPENDIX
(Associated Mapping)
Zoning
Harmony Township NJ

Sources: NJGIN, ModIV Data, NJDOT, U.S.G.S.
August 2022

Municipality

Zoning

AR-250 Agricultural/Residential Zone
AR-250/HD-AH Ag./Residential/Affordable Housing Zone
AR-300 Agricultural/Residential Zone
AR-300/HD-AH Ag./Residential/Affordable Housing Zone
AR-500 Agricultural/Residential Zone
CO 1 Commercial/Office/Business Zone - One
CO 2 Commercial/Office/Business Zone - Two
I Industrial Zone
LI-O Light Industrial/Office Zone
LI-O-C Light Industrial/Office/Commercial Zone
R-150 Residential Zone
R-250 Residential Zone
R-HB Residential - Historic Business Zone
Land Use
Harmony Township NJ

Sources: NJGIN, ModIV Data, NJDOT, U.S.G.S.
August 2022

LULC
- Public School
- Recreational Land
- Industrial
- Commercial Services
- Residential

AGRICULTURE
BARREN LAND
FOREST
URBAN
WATER
WETLANDS

0 0.45 0.9 1.8 Miles