

# TOWN OF HARRISON

## *Municipal Public Access Plan*

*Submitted by:*

**Town of Harrison (Hudson County), New Jersey**

*Date of Current Submittal:*

**September 2015**

*Approved by the New Jersey Department of Environmental Protection:*

**October 1, 2015**

*Adoption by the Town*

**November 5, 2015**



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*Financial Assistance provided by: The Coastal Zone Management Act of 1972, as amended, administered by the Office of Coastal Management, National Oceanic and Atmospheric Administration (NOAA) through the New Jersey Department of Environmental Protection, Coastal Management Program.*

*Approval of this plan does not eliminate the need for any Federal, State, County or municipal permits, certifications, authorizations or other approvals that may be required by the Applicant, nor shall the approval of this plan obligate the Department to issue any permits, certifications, authorizations or other approvals required for any project described in this plan.*



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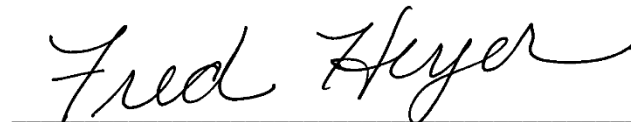
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## ***Introduction***

The intent of this document is to provide a comprehensive public access plan for the Town of Harrison (Hudson County) which lays out their vision for providing access to tidal waters and shorelines within the municipal boundary. This Municipal Public Access Plan (MPAP) was developed in accordance with N.J.A.C. 7:7-16.9 and in collaboration with the New Jersey Department of Environmental Protection (NJDEP), and has been approved by the NJDEP. The development and implementation of this MPAP supports the policy of local determination of public access locations and facilities, while safeguarding regulatory flexibility and potential funding opportunities for the Town of Harrison.

Public rights of access to and use of the tidal shorelines and waters, including the ocean, bays, and tidal rivers, in New Jersey are founded in the Public Trust Doctrine. First set by the Roman Emperor Justinian around A.D. 500 as part of Roman civil law, the Public Trust Doctrine establishes the public's right to full use of the seashore as declared in the following quotation from Book II of the Institutes of Justinian:

“By the law of nature these things are common to all mankind – the air, running water, the sea, and consequently the shores of the sea. No one, therefore, is forbidden to approach the seashore, provided that he respects habitations, monuments, and the buildings, which are not, like the sea, subject only to the law of nations.”

Influenced by Roman civil law, the tenets of public trust were maintained through English common Law and adopted by the original 13 colonies. Following the American Revolution, the royal right to tidelands was vested to the 13 new states, then to each subsequent state, and has remained a part of public policy into the present time. Through various judicial decisions, the right of use upheld by the Public Trust Doctrine has been incorporated into many state constitutions and statutes, allowing the public the right to all lands, water and resources held in the public trust by the state, including those in New Jersey.

The NJDEP adopted new rules governing public access on July 6, 2015 that enable municipalities to develop and adopt MPAPs to govern public access within their municipality. This MPAP consists of an inventory of public access locations, plus plans to preserve and enhance access based on community needs and State standards.

On November 1, 2013 representatives from the Town of Harrison met with NJDEP staff to begin the public access planning process. This plan was then developed in collaboration with the NJDEP, Town administration officials, the Harrison Redevelopment Agency, area stakeholders, private developers, and the Town's planning consulting firm (Heyer, Gruel & Associates) and was presented to the Planning Board on *{date}* and was approved for submission to the NJDEP on *{date}*. Upon receiving approval from the NJDEP on *{date}*, the MPAP was incorporated into the Community Facilities Element of the Master Plan by resolution on *{date}*. Incorporation into the

Master Plan, and final approval of this MPAP by the NJDEP, was recognized by Public Notice in the NJDEP Bulletin. All public access decisions made within the Town of Harrison will be consistent with this plan.

### ***Authority for Municipal Public Access Plans***

The authority for a municipality to develop a MPAP is derived from the Coastal Zone Management Rules, N.J.A.C. 7:7, adopted by NJDEP in 2012, with revisions in 2015. The premise of the authorization of Municipal Public Access Plans is that public access to tidal waters is fundamentally linked to local conditions. Municipalities have a better awareness and are more responsive to these conditions than a broader State “one size fits all” mandated public access plan.

The voluntary development of a MPAP by the Town of Harrison enables the municipality to better plan, implement, maintain, and improve the provision of public access for its residents and visitors. The MPAP will be incorporated into the Community Facilities Plan Element of the Town’s Master Plan, in accordance with the Municipal Land Use Law (N.J.S.A 40:55D). The MPAP, as an official component of the municipal Master Plan, informs and/or identifies public access requirements associated with any proposed development or redevelopment project.

Upon approval of the MPAP by the Department and incorporation into the Master Plan, the Town of Harrison will be responsible for ensuring that public access to tidal waterways along the municipality’s shorelines is provided in accordance to this plan. For each new public access project, the Town of Harrison will provide NJDEP with a letter confirming its consistency with this MPAP. Any permit issued by the NJDEP will reflect this and ensure that public access requirements are satisfied in accordance to this plan. Per N.J.A.C. 7:7 - 16.9(j)4, the Town of Harrison is required to submit a progress report on plan implementation to NJDEP within five (5) years from date of plan adoption.

The sections of this plan as indicated below are prescribed by the Coastal Zone Management Rules, N.J.A.C. 7:7, adopted by NJDEP on in 2012, with revisions in 2015.

### ***State of New Jersey Public Access Goals***

Through the New Jersey Coastal Zone Management Rules (see N.J.A.C 7:7-1.1 (c)), the State of New Jersey establishes a broad set of coastal protection goals, including the following specifically addressing public access...

- Effectively manage ocean and estuarine resources through sustainable recreational and commercial fisheries, as well as through the safe and environmentally sound use of coastal waters and beaches.



- Provide meaningful public access to and use of tidal waterways and their shores.
- Preserve public trust rights to tidal waterways and their shores.
- Preserve and enhance views of the coastal landscape to enrich aesthetic and cultural values and vital communities.
- The enhancement of public access by promoting adequate affordable public facilities and services.
- Create and enhance opportunities for public access to tidal waterways and their shores, on a non-discriminatory basis.
- Maintain all existing public access to, and along tidal waterways and their shores.
- Provide opportunities for public access to tidal waterways and their shores through new development.
- Provide public access that does not create conditions that may be reasonably expected to endanger public health and safety, damage the environment, or create significant homeland security vulnerability.

The Town of Harrison Municipal Public Access Plan embraces and reflects these goals and will help preserve, protect, and enhance the public's ability to access the Public Trust lands which surround the Town.



## ***I. Municipal Public Access Vision***

### ***A. Overview of Municipality***

#### ***1. Municipal Description***

The Town of Harrison is a 1.3 square mile dense, urban, working class community located on the western edge of Hudson County, along the eastern banks of the Passaic River. To the north and east of Harrison lies the Town of Kearny, to the northwest lies the Borough of East Newark, and the west and south lies the City of Newark. The historic development of the western Hudson County area was greatly influenced by its location adjacent to the Passaic River. As in other industrialized areas of the state, the rivers were used to transport goods into and out of the county, to other points in the region, and overseas. Harrison has been working for over a decade to transform the southern side of Town with a proposed mixed use, waterfront development plan linking its residents, new and old, to the Passaic River.

The Passaic River Waterfront (12,513 linear feet) is a key component in the Town of Harrison's Waterfront Redevelopment Plan. Through new public access and connections to the Passaic River, the Town hopes to transform 250 acres of historically industrial waterfront blocked off from the public into a vibrant mixed- use transit oriented waterfront development. Through the Municipal Public Access planning process, the Town of Harrison hopes to enhance further and complement its existing plans for river access and develop a complete vision and plan to guide public access along the River in the future.

Due to the Harrison Waterfront Redevelopment Plan, the Town is seeing the results of its efforts, which validate Harrison's long term vision for the area.

Overall, there has been over \$287 million of public funds expended or committed to the redevelopment of the area and over one billion dollars of private investment expended or committed in the short term. The transformation of the redevelopment area into a mixed use transit oriented waterfront development has already seen the development of the world class Red Bulls soccer stadium, parking structures, mixed use commercial and residential projects, two new hotels, a section of the waterfront walkway, and major capital investments and upgrades to the Harrison PATH station.



Future development will include commercial and residential projects, additional hotels, public open space and community facilities, additional parking structures and further capital investments to the PATH station and street network. Not surprisingly, much of the waterfront area is located in the 100 year flood plain. As a result the Waterfront Redevelopment Plan recognized the need to address flooding.

The Passaic River Waterfront is planned as a companion to the USACE flood control project and is outlined in the Waterfront Redevelopment Plan. Rather than cordon the public off from the waterfront through construction of a floodwall, the Town decided to capitalize on the project by incorporating a public waterfront walkway and park component into the flood control plan. The two projects will be coordinated in order to reduce costs and to increase efficiency. The waterfront, including the walkway is envisioned to be a place of public recreation, relaxation, and gathering throughout the day and evening. It will be an attraction for the residents of Harrison and will attract others as well.

The Harrison Waterfront will be a part of the regional Passaic River waterfront that is being developed throughout many adjacent towns including Kearny and Newark. Just recently the Passaic River was added to the Urban Waters Federal Partnership which strives to reconnect urban communities with their waterways while improving coordination among federal agencies and local organizations to promote the river’s economic, environmental, and social benefits.

*Map 1: Harrison Regional Context Map. Map 1 is located in Appendix 2.*



**2. Public Access Description**

Public Access in the Town of Harrison is provided by the municipality and consists of a variety of access points and facilities including the waterfront walkway that currently stretches from the Town’s north boundary along the Passaic River to Harrison Ave, and from Warren Street to Bergen Street. Public access to the Waterfront Walkway is currently available along Cleveland Avenue, Harrison Avenue, and Warren Street.

The Town and developers of properties along the Passaic River have been actively engaged in expanding the waterfront walkway with additional sections currently under construction. The current Waterfront Walkway is designed with a set of design standards for lighting, benches, and materials to ensure consistency as the walkway is expanded. In several locations, a waterfront easement has been established along the River, 30 feet from the River’s bank to allow for the walkway to be constructed and uninterrupted when fully completed.

Future expansions of the Waterfront Walkway are planned that will allow access along the entirety of the Passaic River waterfront in the Town. The Town of Harrison protects and ensures public access through a variety of agreements with developers in the Town as part of Harrison’s Waterfront Redevelopment Plan. Future construction of the waterfront walkway is planned to be financed by Green Acres funding and/or planned mixed use developments in the redevelopment area along the Passaic River Waterfront.

In the Town of Harrison’s Master Plan and Waterfront Redevelopment Plan, a public park is proposed along the waterfront and Cape May Street between Frank E. Rodgers Blvd and Pete Higgins Blvd.

The overall goal of this MPAP is to establish the Town of Harrison’s plan to maintain and enhance all existing public access locations to and along tidal waterways and their shores.

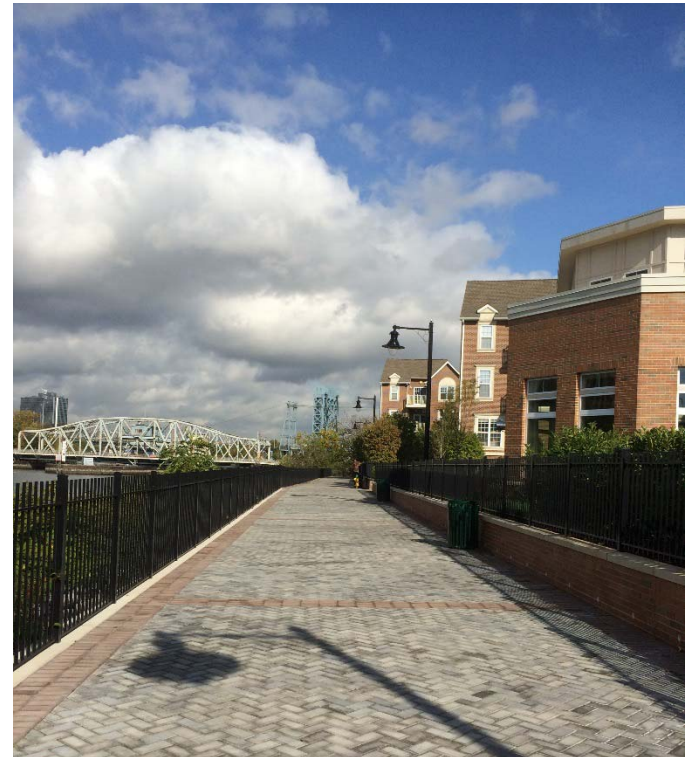


*Map 2: Harrison Tidal Waterways and Lands shows all the tidal waterways within the municipality and all lands held by the municipality. Map 2 is located in Appendix 2.*

**B. Municipal Public Access Goals and Objectives**

As part of the planning process, this MPAP has been reviewed and is consistent with the following goals/elements/policies established in the 2006 Harrison Master Plan:

1. Vision, Goals and Objectives Element
  - a. The vision statement of the Master Plan, identifies redeveloping the waterfront area as a priority.
  - b. Under Community Facilities and Services, a stated objective is to preserve and improve the existing system of parks and recreation facilities and pursue opportunities to increase the number of parks and recreation facilities in the Town.
2. Land Use Plan Element
  - a. Within the Harrison Waterfront Redevelopment Area, the Parks/ Walkway District has been outlined. The purpose of this district is to provide an area of open space in the waterfront area east of Frank E. Rodgers Boulevard as well as a continuous walkway for public access along the water's edge for active and passive recreation, which will allow the public to benefit from the scenic value of the Passaic River. The waterfront walkway is envisioned to be the public promenade for the Town of Harrison, much like the Hudson River Walkway is on the eastern edge of the County. Permitted uses consist of parks, recreation, open space and waterfront walkway. The minimum width of the walkway right-of-way width is thirty (30) feet. The walkway itself must be sixteen (16) feet in unobstructed width. All development projects must develop, maintain and manage a section of the walkway coincident with the shoreline of the development property and shall allow unrestricted public access to the walkway.
3. Community Facilities Plan Element



- a. An issue identified in this element is the continued need for additional, expanded, and/or improved parks and recreational facilities. More green space and greenways within the Town are needed as well as more active and passive recreation space.

In addition to those goals outlined within the Master Plan and the three State required goals below, the Town of Harrison establishes the following as goals specifically for public access:

1. All existing public access shall be maintained to the maximum extent practicable and expanded as proposed in the Waterfront Redevelopment Plan
2. Maintain safe and adequate access locations for fishing and recreation activities
3. Provide clear informative signage for access locations
4. Incorporate resiliency through flood control mitigation techniques as a component of the MPAP
5. Coordinate Harrison's waterfront public access in accordance with regional planning efforts along the Passaic River to create a comprehensive plan for waterfront access





## II. Existing Public Access

### A. Public Access Locations

The Town of Harrison is in the process of a multi-year effort to improve the Town's public access along the Passaic River Waterfront. The Harrison Waterfront Redevelopment Plan provides for waterfront amenities, including a handicap accessible waterfront walkway and park, which will give the entire Town a valuable resource that is currently sorely neglected and grossly underutilized. The public has not had access to the waterfront for several generations. When the public walkway and park are completed, they will remain within the public domain and will provide a significant recreational amenity to the Town. In addition to providing public open space, the walkway will also incorporate flood control measures, to the extent feasible, which will protect the Town from the damaging effects of flooding from the Passaic River.

Recently constructed sections of the waterfront walkway totaling 1,253 linear feet, include the following:

- Passaic Avenue (northern town boundary with East Newark) to Harrison Street (705 linear feet)
- Warren Street to Bergen Street (548 linear feet)

All sections of the walkway were constructed through the redevelopment of parcels adjacent to the River including the Hampton Inn and River Park Condominiums. The walkway has also been completed along the existing Hess station river frontage at the corner of Passaic and Harrison Avenues adjacent to the hotel. The Town received a \$470,000 mobility grant from NJDOT in order to construct the Hampton Inn Walkway, and also received \$215,000 from the County Open Space Trust Fund to construct the walkway along the Hess Station river frontage. Existing sections of the walkway include benches, decorative railings, and lighting.



Access to the walkway is located at:

- Cleveland Avenue
- Harrison Avenue
- Warren Street
- Sussex Street
- Bergen Street

Parking is available:

- On the streets surrounding the access points to the waterfront walkway
- In the Harrison Parking Authority parking deck located on Somerset Street.



The Harrison Waterfront Redevelopment Area is a walkable and transit oriented neighborhood with the Harrison PATH Station located less than a 3 blocks away from the walkway.

*Map 3: Town of Harrison Public Access Locations, identifies an inventory of all public access locations within the Town of Harrison whether they are currently Utilized, Restricted, Un-utilized along with their attributes of improvements, and activities. See Table 1 which provides detailed information needed for each location. Both are located in Appendix 2.*

**B. Improved Public Access Locations**

The Town of Harrison has been actively implementing improvements to increase public access to the Passaic River Waterfront as part of the goals and objectives of the Waterfront Redevelopment Plan. The continued construction of the waterfront walkway through redevelopment agreements and federal and state grants will reclaim the waterfront for public use by creating an active riverfront area.

The Passaic River waterfront walkway is planned as a companion to the USACE flood control project. Rather than cordon the public off from the waterfront through construction of the floodwall, the Town decided to capitalize on the project by incorporating a public waterfront walkway and park component into the flood control plan. The two projects are coordinated in order to reduce costs and to increase efficiency. The walkway will ultimately extend from the Interstate 280 Stickel Bridge south and will terminate just east of the Jackson Street Bridge in the planned waterfront park. Almost the entire waterfront is proposed to include the continuous waterfront walkway.

Within the Harrison Waterfront Redevelopment Plan the Parks/ Walkway District is located along almost the entirety of the redevelopment area’s waterfront (7,686 linear feet), excluding the PATH rail yards. The district is identified as providing an area of open

space and a continuous walkway for public access parallel to the water's edge for active and passive recreation, which will allow the public to benefit from the scenic value of the Passaic River. The waterfront walkway is envisioned to be the public promenade for the Town of Harrison, much like the Hudson River Walkway is on the eastern edge of Hudson County. It should incorporate the design theme set forth in the Design Standards. Uses adjacent to the walkway shall provide the walkway into their design. Permitted and accessory uses include parks, recreation, open space, waterfront walkway and street furniture.

Within the Parks/Walkway District the minimum walkway right-of-way width is specified as thirty (30) feet and with a minimum of sixteen (16) feet in unobstructed width. Additional width may be provided in areas with additional amenities such as benches or planters.

*Map 4: Town of Harrison Preferred Public Access Locations, provides an inventory of the preferred, existing and proposed, public access locations that provide access to public trust lands and waters. See Table 2 which provides detailed information on each proposed location. Both are located in Appendix 2.*

**C. Limitations to Public Access**

As the Town of Harrison has continued to implement its vision for redeveloping the once industrial waterfront into a mixed use transit oriented neighborhood, several limitations to public access persist. Gaps within waterfront walkway are numerous, however recently announced projects along the waterfront between the Amtrak/NJ Transit/ PATH rail lines and Harrison Avenue, will significantly improve access and continuity of the walkway.

**1. Temporary Restrictions**

- Harrison Avenue to Warren Street (345 linear feet): Currently access is limited in this area due to the existing auto related/



lumber yard uses on site. HornRock Development is currently in the approval process to construct an \$85 million 270+ unit apartment building on this site that will include construction of the waterfront walkway linking two previously constructed portions of the waterfront walkway.

- Bergen Street to Amtrak/NJ Transit/ PATH rail lines (2,542 linear feet): Currently access is limited in this area due to a variety of industrial and commercial uses, as well as parking lots. Between Railroad Avenue and the Amtrak railroad bridge (1,885 linear feet), the Town has submitted a Green Acres application for acquisition of open space along with the extension of the waterfront walkway.
- PSEG Property (1,858 linear feet): The PSEG property located between the Amtrak/ NJ Transit/ PATH rail lines and Frank E Rodgers Blvd currently restricts access to this part of the waterfront. The site requires remediation from environmental issues. The Harrison Waterfront Redevelopment Plan proposes this site be redeveloped with commercial uses between 10 and 25 stories in height with a waterfront walkway along the River. Currently no development is planned for the site. Upon redevelopment, the restriction would be removed.
- Frank E Rodgers Blvd to PATH Rail Yard (1,756 linear feet): Currently access is limited in this area due to unimproved parcels. Planned for this area is a waterfront park and walkway.
- Currently restrictions are in place by NJDEP in the tidal Passaic River, which includes the Harrison Waterfront, on eating all fish and shell fish as well as harvesting and eating blue crabs due to high levels of pollution.
- Swimming is not recommended in the tidal Passaic River due to high levels of pollution.
- Boating is restricted along the Harrison waterfront due to the lack of a boat launch in the Town.



## **2. Permanent Restrictions**

- PATH Rail Yard (4,477 linear feet): Currently access is restricted in this area due to the presence of the PATH rail yard on site, therefore permanent restrictions to the waterfront adjacent to this area are in place due to public safety and homeland security.

### ***III. Community Needs Assessment***

The Town of Harrison has performed a community needs assessment. The methods and results are described in the following section. Not unlike other urban communities, Harrison has a shortfall in open space, parks, and recreation areas particularly as it relates to State and County standards. This community need has been identified in the Town's planning documents for over 35 years.

Since there is a lack of available vacant land, the redevelopment of the former industrial area provided a method to address this identified community need. The Waterfront Redevelopment Plan specifically addressed this community need by requiring a waterfront walkway and open space areas along the Passaic River. Some of these areas have been constructed. In the 2006 Master Plan, the document specifically identified community needs as it relates to parks and open space. Based upon the New Jersey standards there was an identified deficit of 74 acres in Harrison.

As part of the statutory requirements for the 1998 Harrison Waterfront Redevelopment Plan, a public outreach process consisting of stakeholder meetings and public hearings was conducted to gain input from the community. During the Plan's updates in 2003 and 2012, stakeholder and partner input was included in the updated goals, objectives, and priorities of the Plan. Through this public outreach process the Town of Harrison has established partnerships with a variety of entities and constituents including:

- The citizens and business owners of Harrison
- Private redevelopers
- Hudson County
- Hudson County Economic Development Corporation
- Hudson County Improvement Authority
- The City of Newark
- Passaic Valley Sewerage Commission
- PSE&G
- The Port Authority of NY & NJ
- NJ Transit
- NJ Department of Environmental Protection
- NJ Department of Community Affairs
- NJ Department of Transportation
- NJ Housing and Mortgage and Finance Agency
- NJ Economic Development Authority
- NJ Small Business Administration
- North Jersey Transportation Planning Authority
- US Army Corps of Engineers

One of the overall goals of the Harrison Waterfront Redevelopment Plan is related to improving public access along the Passaic River. Several other initiatives in surrounding communities are underway to reconnect these communities with the once heavily industrialized Passaic River waterfront. The intent of these initiatives is to have a multijurisdictional waterfront walkway similar to the Hudson River Waterfront Walkway in eastern Hudson County. Kearny adopted a Waterfront Redevelopment Plan which also includes a waterfront walkway. The City of Newark, directly across from Harrison has already constructed and opened a riverfront park in the Ironbound, and is currently remediating and constructing expansions along the River in the Downtown area.



*Newark Riverfront Walkway, Essex County Parks System*

Two highlighted benefits of the Redevelopment Plan include:

- “Greater access to improved public open space such as the waterfront walkway and the planned public park and plazas”
- “Protection from the hazards and consequences of flooding”

These benefits directly relate to the Redevelopment Plan’s stated goals which include:

- “To acknowledge the significance of the Passaic River waterfront to the Area, to incorporate public access to the River in the plan and to locate appropriate uses along the River which will capitalize on the views and other attributes that the River affords”
- “To support the US Army Corps of Engineers’ Passaic River Flood Control Project for the Town and to incorporate the floor control design into the Plan”

Additionally the waterfront walkway is consistent with the Town of Harrison 2007 adopted Master Plan, the 2002 Hudson County Master Plan and the 2005 County Open Space and Recreation Plan. It is also consistent with the efforts of the City of Newark which is across the Passaic River from the Town and walkway.

The Waterfront Park/Walkway supports the following goals and action strategies, as outlined in the Hudson County Open Space and Recreation Plan adopted in 2005 and updated in 2013:

- Provide accessible recreation opportunities to all Hudson County Residents

- Provide for scenic walkways and bikeways along the waterfront
- Expand existing parks and encourage development of new parks where feasible
- Provide green spaces for public enjoyment in all Hudson County communities
  - Identify vacant parcels in each municipality as possible green spaces
  - Identify new opportunities for small, local vest pocket parks throughout the county
- Ensure completion of the Hudson, Hackensack and Passaic Riverfront Walkways
  - Passaic River Walkway
  - Work with private developers to ensure inclusion of walkways in each waterfront development project
- Protect important view sheds throughout Hudson County
  - Ensure completion of riverfront walkways
  - Ensure that new development provides public access to waterfront areas, recreational facilities and open space
- Link proposed and existing recreation areas into an open space network
  - Provide scenic walkways and bikeways along the Hudson, Hackensack and Passaic River waterfronts
  - Complete proposed walkways and bikeways

The Waterfront Park/Walkway is also consistent with the Hudson County Urban Complex Strategic Revitalization Plan, endorsed by the State Planning Commission on January 27, 1999.

The above mentioned plans clearly outline a need for public access to the Passaic River waterfront by the current and future residents of Harrison. The specific access needs include:

1. Permanent public access to virtually all waterfront areas in the Waterfront Redevelopment Area
2. The development of waterfront parks and plazas that have access to the waterfront walkway
3. Continued support and implementation of the Waterfront Redevelopment Plan by redevelopers
4. Signage consistent with NJAC 7:7E-8.11(d)3, directing residents and visitors to the current and future access points to the Waterfront Walkway
5. Branding of the waterfront walkway to increase visibility and number of visitors
6. Waterfront amenities including seating, boat launch, fishing pier, and water taxi
7. A waterfront walkway which takes into consideration the views of the Downtown Newark skyline and capitalizes on the revitalization efforts occurring on both banks of the River.





## IV. Implementation Plan

The Town of Harrison has created an Implementation Plan composed of Priorities, Preservation of Public Access Locations, Signage, Proposed Access Improvements and Facilities, and Municipal Tools for Implementation as described in the following section.

### A. Priorities

The Town of Harrison has developed several priorities as it continues to implement the Waterfront Redevelopment Plan. Since 1998, the Town of Harrison has identified and planned for a waterfront walkway that provides public access. Three portions of the walkway are completed totaling 1,253 linear feet. As such the Town's priorities for implementing public access continue to evolve. The current priorities include:

#### 1. Maintain Existing Public Access

The Town of Harrison works with each redeveloper and property owner along the existing waterfront walkway to ensure that existing public access points and the waterfront walkway itself is maintained and accessible by residents and visitors. Typically with the redevelopment agreements between the Town and the redeveloper, stipulations for construction, waterfront amenities, and maintenance are developed to ensure that the walkway is kept at an acceptable condition.

#### 2. Green Acres Acquisitions

The Town of Harrison has applied for Green Acres funding to acquire several properties along First Street and the River from NJRR Avenue to Burlington Street. The Town plans to create a park and access to the waterfront walkway to support planned redevelopment projects on adjacent properties. The Waterfront Park/Walkway is a key component of the Harrison Waterfront Redevelopment Plan. The park is located approximately 1,700 feet or a third of a mile from the PATH rail station in



Harrison, which will create a regional destination. The waterfront park/walkway will allow local and regional public access to the waterfront for passive recreation.

In addition to the existing residents of Harrison, the Park/Walkway will serve the projected residential population of the Redevelopment Area. It is estimated that at build out approximately 5,000 residential units and over 3 million square feet of non-residential space (including hotels) will be developed.

This funding source may be used for future acquisitions for the proposed waterfront park/ walkway expansion to the south along Cape May Street.

**3. Planned Expansion to Waterfront Walkway and Public Access Locations**

Several redevelopment projects have obtained planning approvals or are in the planning phases along the proposed waterfront walkway. All of the proposed and under construction projects include the implementation and maintenance of the waterfront walkway. The Town of Harrison is actively implementing the Waterfront Redevelopment Plan to ensure public access is expanded (up to 6,239 linear feet proposed) and that a continuous walkway along the River can be achieved.

The timeline for construction is contingent upon local, county, and State approvals, market conditions, and environmental clean-up. Due to the history of the area, the need for environmental cleanup is significant and need to be completed prior to the redevelopment of specific sites. Over \$100 million of cleanup has been completed to date, as well as planning for the cleanup of the GeoChemical site and PSEG site.

The only site that may have permanent restrictions for public access is the PATH rail yards, which are not proposed to be redeveloped. All other parcels along the waterfront will be required to provide public access to the waterfront once redevelopment occurs.



**4. Flood Prevention projects along the Waterfront Walkway**

An important component of the walkway includes flood prevention resiliency efforts coordinated with the Army Corps of Engineers and NJDEP. The Passaic River waterfront walkway is planned as a companion to the USACE flood control project. Rather than cordon the public off from the waterfront through construction of the floodwall, the Town decided to capitalize on the project by incorporating a public waterfront walkway and park component into the flood control plan. The two projects are coordinated in order to reduce costs and to increase efficiency.

The Harrison portion of the Passaic River Tidal Flood Control Project is planned to be implemented as part of the Plan pursuant to the federal Water Resources Development Act of 1990 as amended in 1992. The Tidal Project, in general, serves to protect the communities along the tidal reach of the Passaic River from the damage of floods in conjunction with the up-river flood control projects in the Passaic River Basin. The most severe flood, the “flood of record,” occurred in 1903, with more recent floods in 1968, 1971 through 1973, two in 1975, 1984, 1992, 2011, and 2012.

The flood control project in Harrison, known as the South 1st Street levee/flood system, is a combination of floodwalls and levees. The system will provide protection to development from tidal floods from the Jackson Street Bridge to the NJ Transit rail bridge just south of the Route 280 Bridge. The entire Redevelopment Area will be protected from the 100 Year Flood. The authorized plan proposes a total of 7,450 linear feet of levee and floodwall with eight enclosures. According to the U.S. Army Corps of Engineers, the levees will total 1,750 feet in length with an average height of 6.5 feet and an average base-width of 50 feet. The floodwall portion will be 5,700 feet in length and will have an average height of 6.2 feet. A continuous line of protection would be provided



through gated structures at several sites adjacent to the Passaic River and Frank E. Rodgers Boulevard.

The project design memorandum has been completed, and the project team is working on engineering and design of the project. A Limited Reevaluation Report is being prepared to reaffirm the viability of the project. The NJDEP has provided a letter of support. Current funding is being utilized to update hydrology and hydraulics. The project will be funded primarily through the federal government. The New Jersey Department of Environmental Protection supports the project and is willing to act as the cost-sharing partner for construction.

Public access through this project will be provided consistent with the Waterfront Redevelopment Plan. The Town has worked closely with the Army Corps of Engineers on the implementation of the Redevelopment Plan to assure that the walkway is constructed and public access is permitted.

The Waterfront Walkway is located within the FEMA AE zone, which is the area subject to inundation by the 1% annual chance flood (or 100 year flood). The properties located in this zone require mandatory flood insurance due to the increased risk of frequent flooding.

*Maps 5 & 6: Town of Harrison FEMA Flood Zones and Super Storm Sandy Storm Surge Extents. Both are located in Appendix 2.*

#### **5. Environmental Remediation at PSE&G site**

The 32 acre PSE&G site (1,640 linear feet) is currently located within the Waterfront Redevelopment Area along the Passaic River waterfront and is in the process of being assessed for environmental contamination. The Town of Harrison is in communication with PSE&G so that a timely remediation can be accomplished to move forward with proposed redevelopment of the site and expansion of the waterfront walkway.

#### **B. Preservation of Public Access Locations**

The Town of Harrison has entered into three agreements with property owners and developers to create perpetual easements for the sites along the Passaic River waterfront. The three agreements, though different in nature, all accomplish the same goal of allowing public access to the waterfront. For the first sections of the walkway that were completed north of Harrison Avenue, the Town entered into two filed easement agreements allowing the Town and the Harrison Redevelopment Agency to construct and maintain the waterfront walkway. For the Hampton Inn property, a flood control project was also completed.

The third completed waterfront walkway section's easement was executed and filed under the agreement that the developer of the River Park condominiums, between Warren and Bergen Streets, would construct and maintain the waterfront walkway as public access to the River. The walkway was constructed to design standards set forth in the Waterfront Redevelopment Plan so to be consistent with future

phases. Future easement agreements are planned to be structured similar to the agreement between River Park and the Town. The three easement agreements can be found in Appendix 3.

As part of the Green Acres application currently being submitted, the Town of Harrison plans to preserve the acquired parcels as passive and active open space and list the properties on the Town's ROSI. In the future, the Town plans to expand the Waterfront Park south along the River as redevelopment continues in that area of the Waterfront Redevelopment Plan. The Town may use the same strategy for the parks expansion in the future of acquiring the lands through Green Acres and preserving the parcels on the ROSI. These efforts will ensure that public access can be accommodated along the waterfront and that the waterfront walkway and park will be incorporated into the redevelopment of the Area.

### C. Signage

Currently the Town of Harrison has several signs that direct residents and visitors to the waterfront walkway, however more are needed to sufficiently accommodate visitors. Signs are currently located at the Cleveland Avenue access point along Passaic Avenue and at the Warren Street access point along Dey Street. The implementation of strategically located signs to direct walkway users to access points is a project the Town of Harrison plans to undertake. The signs will include a branding logo for the Waterfront Walkway which will be easily recognizable and effectively guide users to the walkway.

As part of the 2015 update of the Waterfront Redevelopment Plan which will be adopted within the next 6 months, the plan will be amended to recommend a logo and signage be designed.

### D. Proposed Access Improvements and Facilities

The Town of Harrison has proposed the following public access improvements:



1. *Green Acres Acquisition for Waterfront Walkway and First Street Park*  
As described above, public access will be increased with the acquisition of properties as funding becomes available along First Street and the River to be used as a Waterfront Park and as an access point to an expanded Waterfront Walkway. The park and walkway expansion will serve existing and future development projects within the Waterfront Redevelopment Area as well as provide views of Downtown Newark and active and passive recreation opportunities.
2. *Expansion of Waterfront Walkway and public access points*  
The Town of Harrison is actively engaging redeveloper and property owners along the Passaic River waterfront to implement the goals and objectives of the Waterfront Redevelopment Plan. **This includes requiring redevelopers along the River to construct and maintain the Waterfront Walkway.** As the Waterfront Redevelopment Area becomes fully redeveloped the Town hopes to have a continuous waterfront walkway along the Passaic River. This also includes requiring temporary perpendicular public access paths to be provided and marked while portions of the walkway are constructed, to ensure continuous access.
3. *Expansion of Waterfront Park (Cape May Street)*  
The Town of Harrison plans to acquire future lands along the Passaic River to expand the proposed Waterfront Park to the south as funding becomes available. This expanded waterfront park will provide public access to the River as well as to the Waterfront Walkway. Plans include a playground and boat launch/dock located at the end of Pete Higgins Blvd near Red Bulls Stadium.
4. *Signage and Branding Implementation*  
As described above, the Town plans to increase the number of signs directing residents and visitors to the Waterfront Walkway as well as create a branding logo to best signify the Waterfront Walkway in Harrison. The signage and branding may be incorporated as an amendment to the Waterfront Redevelopment Plan to ensure implementation.



#### **E. Municipal Tools for Implementation**

As part of the Waterfront Redevelopment Plan, the Town of Harrison has put in place tools for the maintenance, enhancement, and development of the proposed waterfront walkway. The Town’s Redevelopment Agency is tasked with ensuring that the waterfront walkway is implemented through the redevelopment of properties along the Passaic River in the Waterfront Redevelopment Area. The

Plan highlights appropriate uses for developments and stipulates the need and mandatory implementation of the walkway along the waterfront.

The Waterfront Redevelopment Plan specifically lays out a plan for certain areas to have “appropriate” uses that are specially identified. The Plan details the “zoning” for each parcel within the waterfront area. Uses include areas “zoned” for high density residential, while other areas are “zoned” for commercial uses.

The Town is also currently using the Green Acres program to acquire properties that will be used for open space and the waterfront walkway along the River.

**F. Implementation**

The Town of Harrison has created an Implementation Schedule as follows:

<b>Implementation</b>			
	<b>Location</b>	<b>Funding Source</b>	<b>Timeline</b>
<b>Existing Maintenance</b>			
	Currently Constructed Waterfront Walkway	Private Redevelopers*	On-going
	Public Access Walkways	Town of Harrison**	On-going
<b>Enhancements</b>			
	Signage and Branding along Currently Constructed Waterfront Walkway	Town of Harrison/ Federal and State Grants**	1-5 years
<b>Proposed Locations</b>			
	Waterfront Walkway (Harrison Street- Warren Street)	Private Redevelopers*	1-5 years
	Waterfront Walkway (Bergen Street- Essex Street)	Private Redevelopers*	1-5 years
	First Street Waterfront Park/ Waterfront Walkway	Green Acres/ Federal and State Open Space Grants	3-7 years
	Cape May Street Waterfront Park/ Waterfront Walkway/ Boat Launch	Green Acres/ Private Redevelopers/ Federal and State Open Space Grants	5-10 years

\*Private redevelopers are required to perform on-going maintenance per executed redeveloper agreements which are contracts with each redeveloper.

\*\* The Town funds improvements and maintenance through its regular operating budget for open space and recreation.

**G. Army Corps of Engineers**

The Passaic River waterfront walkway is planned as a companion to the USACE flood control project. The Harrison portion of the Passaic River Tidal Flood Control Project is planned to be implemented as part of the Plan pursuant to the federal Water Resources Development Act of 1990 as amended in 1992. The Tidal Project, in general, serves to protect the communities along the tidal reach of the Passaic River from the damage of floods in conjunction with the up-river flood control projects in the Passaic River Basin. The most severe flood, the “flood of record,” occurred in 1903, with more recent floods in 1968, 1971 through 1973, two in 1975, 1984, 1992, 2011, and 2012.

The flood control project in Harrison, known as the South 1st Street levee/flood system, is a combination of floodwalls and levees. The system will provide protection to development from tidal floods from the Jackson Street Bridge to the NJ Transit rail bridge just south of the Route 280 Bridge. The entire Redevelopment Area will be protected from the 100 Year Flood. The authorized plan proposes a total of 7,450 linear feet of levee and floodwall with eight enclosures. According to the U.S. Army Corps of Engineers, the levees will total 1,750 feet in length with an average height of 6.5 feet and an average base-width of 50 feet. The floodwall portion will be 5,700 feet in length and will have an average height of 6.2 feet. A continuous line of protection would be provided through gated structures at several sites adjacent to the Passaic River and Frank E. Rodgers Boulevard.

The project design memorandum has been completed, and the project team is working on engineering and design of the project. A Limited Reevaluation Report is being prepared to reaffirm the viability of the project. The NJDEP has provided a letter of support. Current funding is being utilized to update hydrology and hydraulics. The project will be funded primarily through the federal government. The New Jersey Department of Environmental Protection supports the project and is willing to act as the cost-sharing partner for construction.



## **V. Relationship to the Other Regional and State Plans**

The Town of Harrison MPAP has been reviewed for consistency with the following municipal and regional plans including:

- Harrison Waterfront Redevelopment Plan, 1998, 2003, 2012
- Town of Harrison Master Plan, 2007
- Hudson County Master Plan, 2002 updated 2008
- Hudson County Open Space and Recreation Plan, 2005 updated 2013
- City of Newark Master Plan, 2012
- Hudson County Urban Complex Strategic Revitalization Plan, 1999

## **VI. Resolution of Incorporation**

The Town of Harrison has approved a resolution on *{date}* for the incorporation of the MPAP. See Appendix 1 for the draft or final resolution.



**APPENDIX 1**

**Model Resolution for Incorporating MPAP into Master Plan**

Resolution # \_\_\_\_\_

Title: A RESOLUTION APPROVING THE MUNICIPAL PUBLIC ACCESS PLAN

WHEREAS, the Town of Harrison Municipal Public Access Plan was submitted to the Township Council and reviewed at the regular meeting of **{date}**, and

WHEREAS, the governing body has approved the plan as submitted,

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Harrison, the “Town of Harrison Municipal Public Access Plan,” a copy of which is attached, is hereby approved.

FURTHER RESOLVED, the MPAP shall be incorporated into the Town of Harrison’s Master Plan within the Community Facilities element.

FURTHER RESOLVED a copy of the plan shall be sent to the New Jersey Department of Environmental Protection for review and approval in accordance with N.J.A.C.7.7.

I hereby certify the foregoing to be a resolution adopted by the {governing body} at a meeting held on {date}.

\_\_\_\_\_

Municipal Clerk



**APPENDIX 2**  
**Maps and Table**

Map 1: Town of Harrison Regional Context

Map 2: Town of Harrison Tidal Waterways and Lands

Map 3: Town of Harrison Public Access Locations

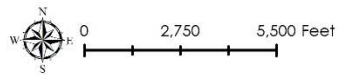
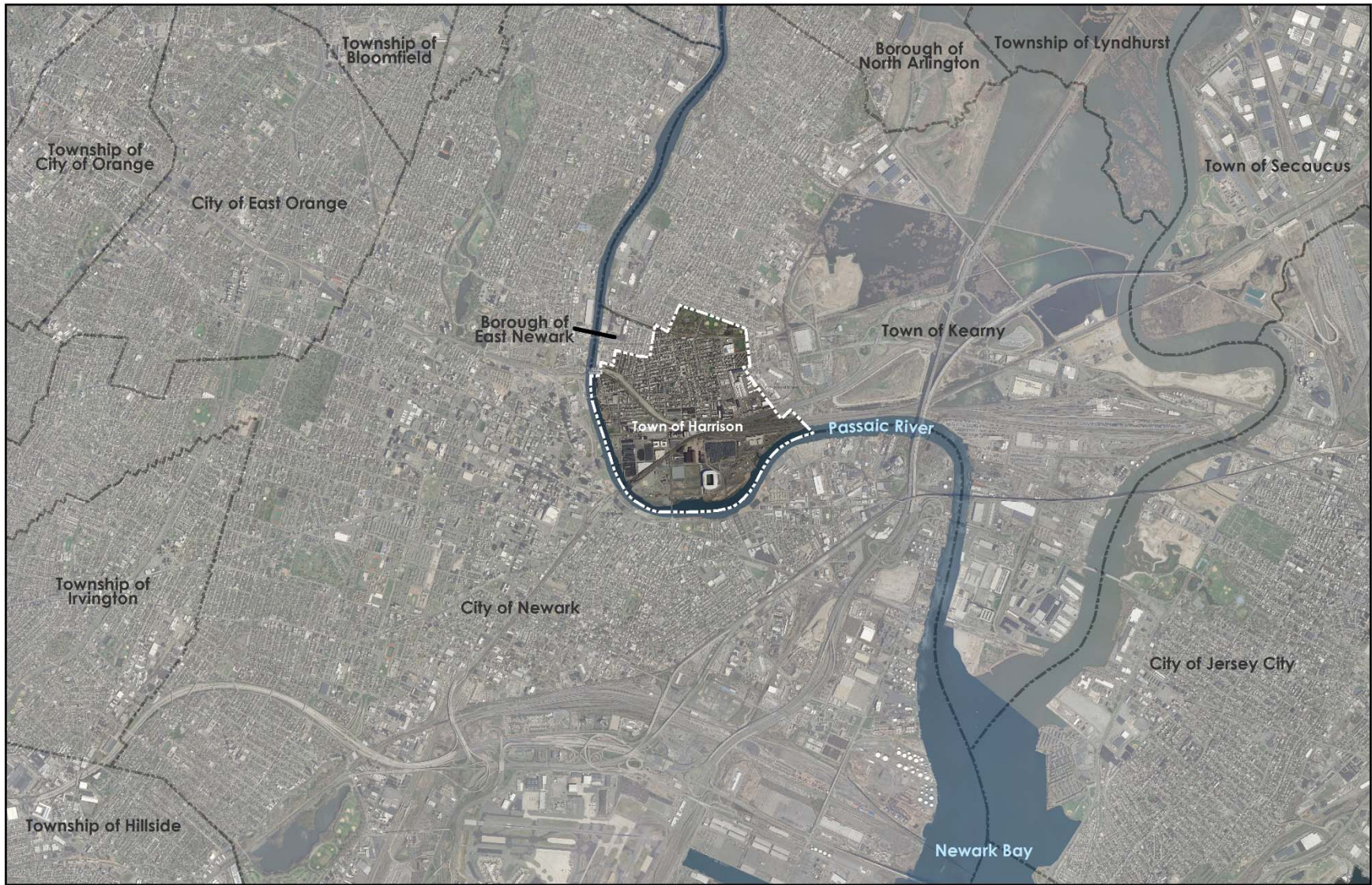
Map 4: Town of Harrison Handicapped Accessible Public Access Locations

Map 5: FEMA Flood Zones

Map 6: Surge Extent from Superstorm Sandy

Table 1: Town of Harrison Existing Public Access Locations

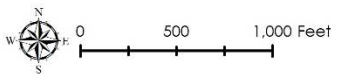
Table 2: Town of Harrison Proposed Public Access Locations



Source: NJGIN, NJOGIS, NJDOT, NJDEP

Map 1: Regional Location  
Municipal Public Access Plan

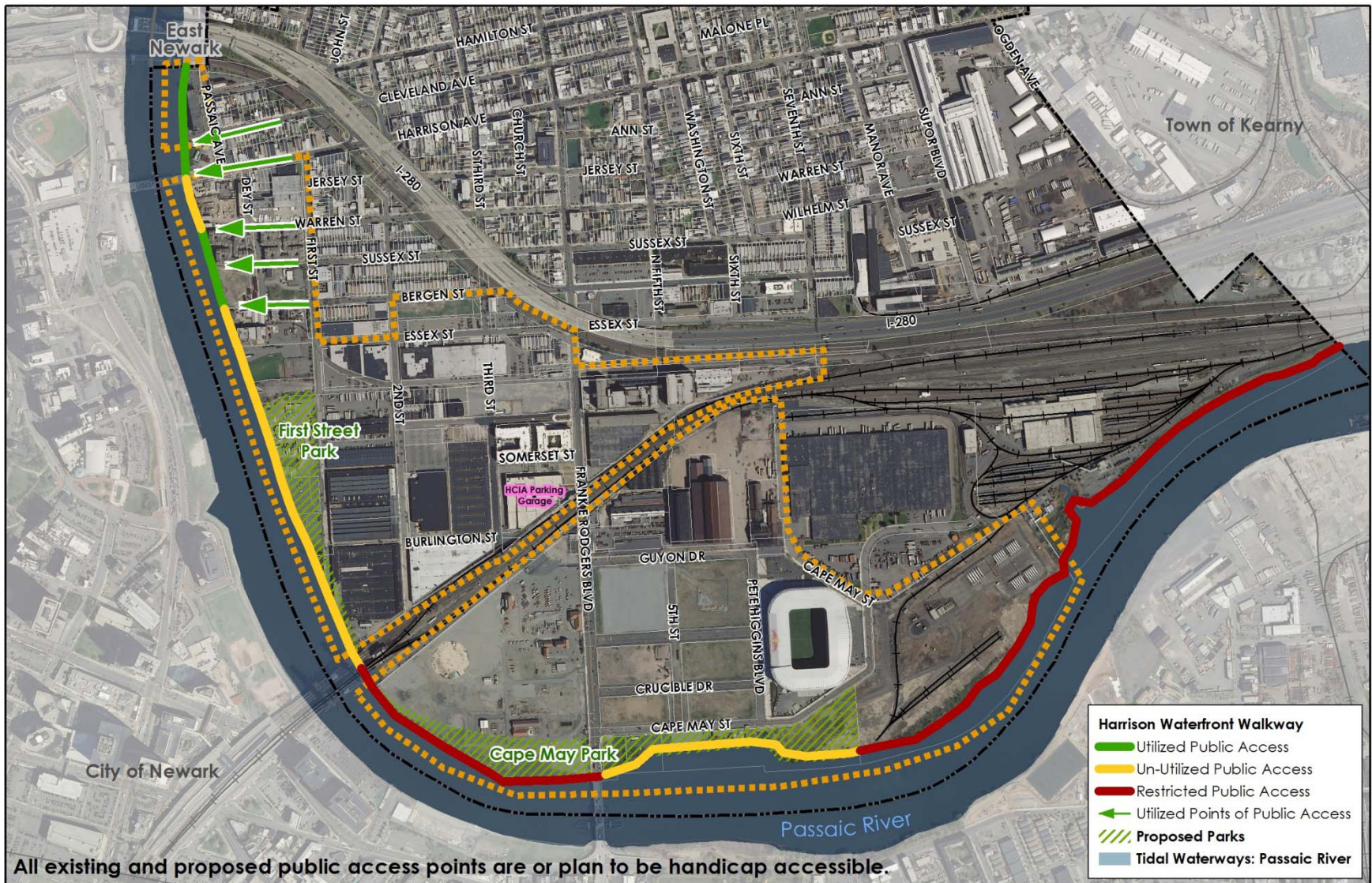
HEYER GRUEL & ASSOCIATES  
October 2014



Source: NJGIN, NJOGIS, NJDOT, NJDEP

Map 2: Harrison Tidal Waterways and Lands  
 Municipal Public Access Plan

HEYER GRUEL & ASSOCIATES  
 October 2014

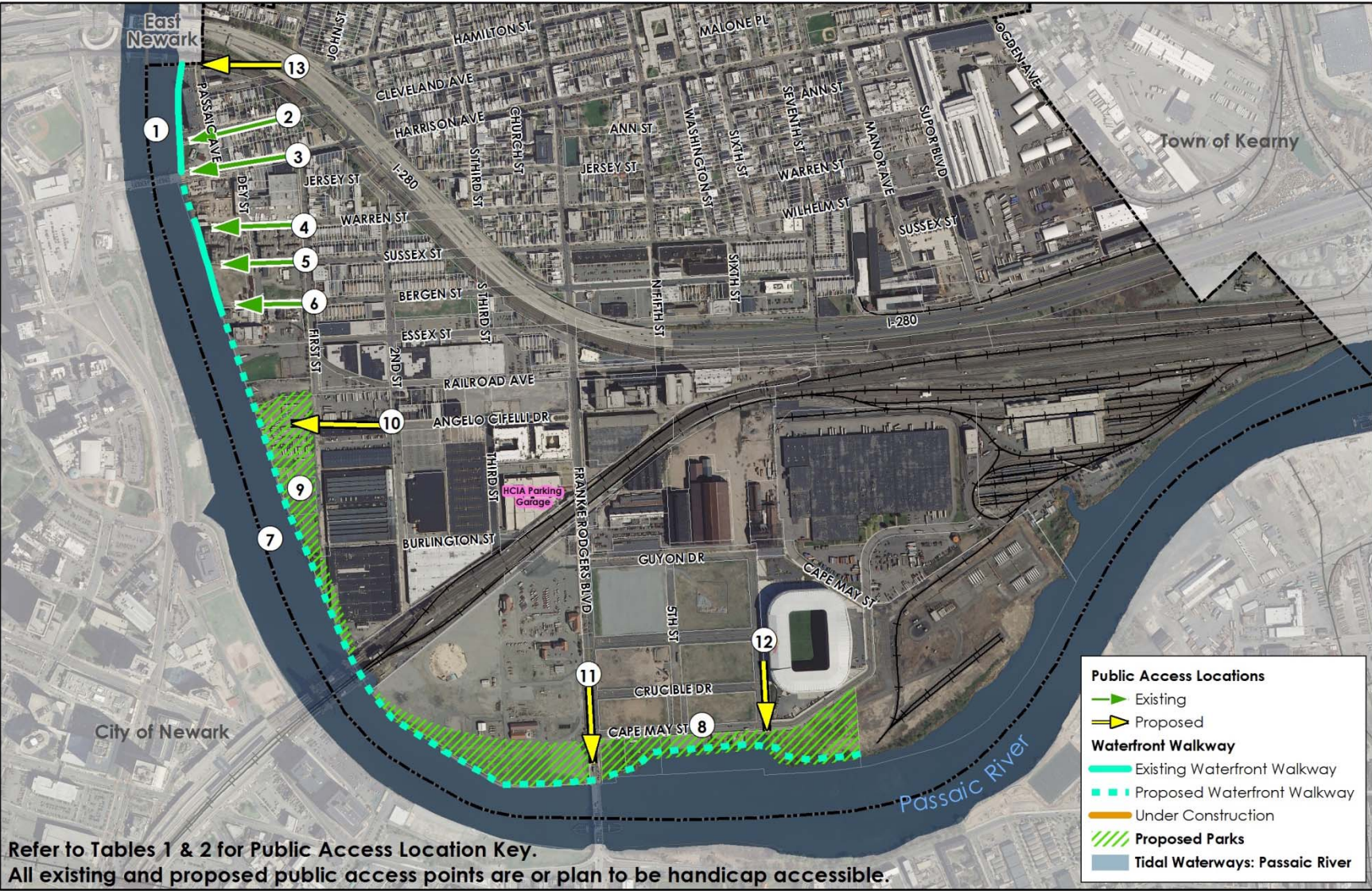


Source: NJGIN, NJOGIS, NJDOT, NJDEP

Map 3: Public Access Locations  
Municipal Public Access Plan

HEYER GRUEL & ASSOCIATES  
February 2015



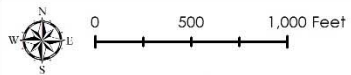
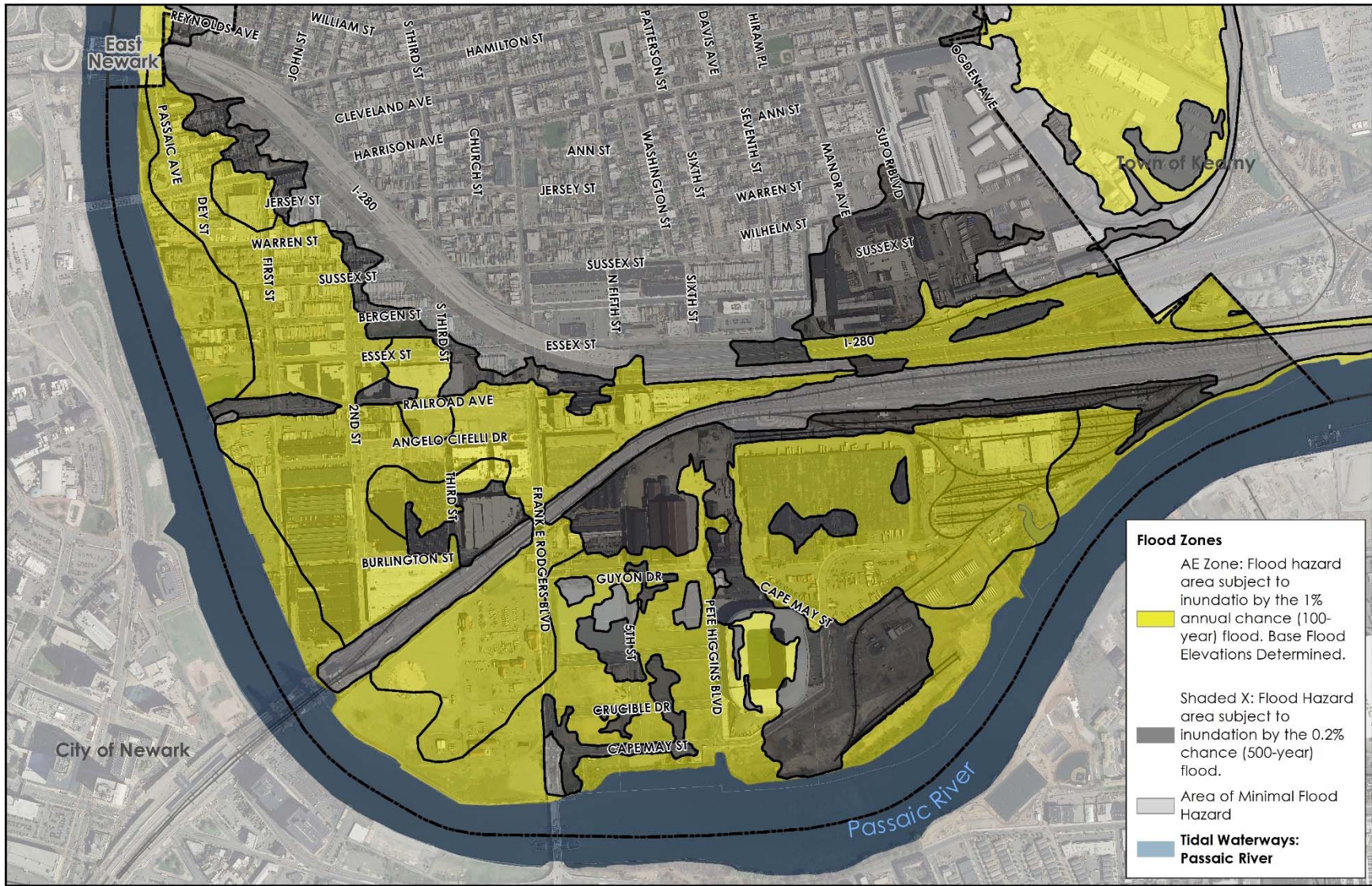


0 500 1,000 Feet

Source: NJGIN, NJOGIS, NJDOT, NJDEP

Map 4: Proposed Public Access Locations  
Municipal Public Access Plan

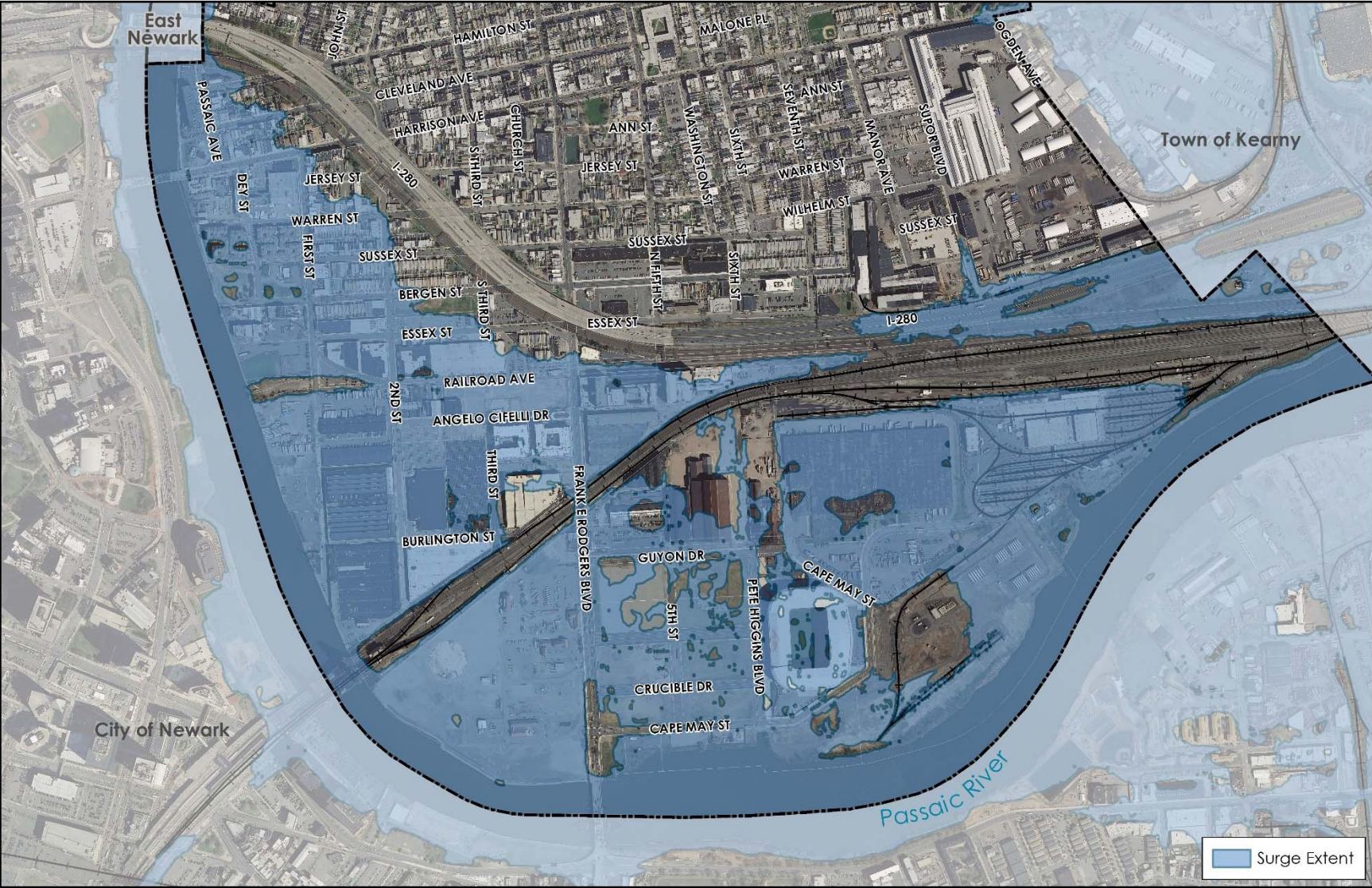
HEYER GRUEL & ASSOCIATES  
February 2015

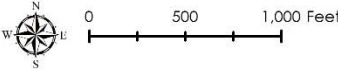


Source: NJGIN, NJOGIS, NJDOT, NJDEP, December 2013 FEMA Maps

Map 5: FEMA Flood Zones  
Municipal Public Access Plan

HEYER GRUEL & ASSOCIATES  
October 2014



  
 Source: NJGIN, NJOGIS, NJDOT, NJDEP

Map 6: Super Storm Sandy Surge Extent  
Municipal Public Access Plan

HEYER GRUEL & ASSOCIATES  
October 2014

**Table 1: Existing Public Access**

ID	SIGNS	PARKING	NUM_PARKING	STREET	BADGE	SWIMMING	FISHING	SURFING	PLAY-GRD	PARK	PIER	BOAT-LNCH	MARINA	FOOD_DRINK	REST-RM	SEATS	H_C	SHORE-LINE	ACCESS_TYPE
1	No	No	N/A	Waterfront Walkway	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	River	Visual
2	No	No	N/A	Cleveland Avenue	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
3	No	No	N/A	Harrison Avenue	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
4	Yes	No	N/A	Warren Street	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
5	No	No	N/A	Sussex Street	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
6	Yes	No	N/A	Bergen Street	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual

**Table 2: Proposed Public Access**

ID	SIGNS	PARKING	NUM_PARKING	STREET	BADGE	SWIMMING	FISHING	SURFING	PLAY-GRD	PARK	PIER	BOAT-LNCH	MARINA	FOOD_DRINK	REST-RM	SEATS	H_C	SHORE-LINE	ACCESS_TYPE
7	Yes	No	N/A	Waterfront Walkway (Expansion)	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	River	Visual
8	Yes	No	N/A	Cape May Street Waterfront Park	No	No	Restricted	N/A	Yes	Yes	No	Yes	No	No	Yes	Yes	Yes	River	Physical
9	Yes	No	N/A	First Street Waterfront Park	No	No	Restricted	N/A	Yes	Yes	No	Yes	No	No	Yes	Yes	Yes	River	Physical
10	Yes	No	N/A	Angelo Cifelli Drive	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
11	Yes	No	N/A	Frank E. Rodgers Blvd	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
12	Yes	No	N/A	Pete Higgins Blvd	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual
13	Yes	No	N/A	Passaic Avenue	No	No	Restricted	N/A	No	No	No	No	No	No	No	Yes	Yes	Access to WW	Visual

**APPENDIX 3**  
**Easement Agreements**

Agreement 1: Block 1, Lots 2B, 3, 4A, 4B, 5A & 5B, Harrison Waterfront Associates (Hampton Inn)

Agreement 2: Block 1, Lots 1A & 2A, Hess Corporation

Agreement 1: Block 69.01, Lot 1, Riverpark at Harrison | Urban Renewal, LLC

**RESOLUTION OF THE**  
**TOWN OF HARRISON PLANNING BOARD**  
**APPROVING AND INCORPORATING**  
**MPAP INTO MASTER PLAN**

WHEREAS, the Town of Harrison Municipal Public Access Plan was submitted to the Town Planning Board and reviewed at a special meeting on November 5, 2015; and

WHEREAS, the Planning Board has approved the plan as submitted.

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) has reviewed and approved the Municipal Public Access Plan, by letter dated October 1, 2015, in accordance with N.J.A.C.7.7;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Town of Harrison, the "Town of Harrison Municipal Public Access Plan," (MPAP), dated September 2015, a copy of which is attached, is hereby approved.

FURTHER RESOLVED, the MPAP shall be incorporated into the Town of Harrison's Master Plan.

FURTHER RESOLVED, a copy of the final adopted plan be transmitted to the New Jersey Department of Environmental Protection.

I hereby certify the foregoing to be a resolution adopted by the Planning Board at a meeting held on November 5, 2015.

  
Arthur Pettigrew, Planning Board Chair