

**HARRISON TOWNSHIP JOINT LAND USE BOARD  
REGULAR MEETING  
NOVEMBER 21, 2013  
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Chairman Joseph Pacera called the meeting to order at 7:30 p.m. The meeting was held in the Municipal Building with the following Joint Land Use Board members present: Chairman Joseph Pacera; Vice Chair Nancy Kowalik; Dennis Chambers; Steve Dickson; John Williams; Kristin Ross; Dennis Bonanni; Matt Diggons; Bill Madara, Alternate #1; and Anthony DiFabio, Alternate #4. Absent: Louis Manzo; Paul Mattessich, Alternate #2; and Paul Donahue, Alternate #3.

Others present: Joan Adams, Esq., Joint Land Use Board Solicitor; Robert F. Melvin, Joint Land Use Board Planner from Group Melvin Design; and Susanne H. Rhudy, Joint Land Use Board Secretary.

***OPEN PUBLIC MEETINGS ACT:***

Ms. Rhudy read the following statement into the record: "In compliance with Chapter 231 of the Public Laws of 1975 notice of this meeting was given by way of notice filed with the South Jersey Times and posted on the bulletin board in the municipal building on January 18, 2013."

***FLAG SALUTE:***

Chairman Pacera led in the salute to the flag.

***APPROVAL OF MINUTES:***

***Regular Meeting – November 7, 2013***

Nancy Kowalik made a motion to approve the minutes. Dennis Chambers seconded the motion and the motion was approved unanimously.

***COMMENTS FROM THE PUBLIC:***

Chairman Pacera opened the meeting to public comment. He said comments on agenda items should be held until the matter was opened but that other comments could be made now. Hearing no comments from the public, Chairman Pacera closed the meeting to public comment.

***REQUEST FOR EXTENSION OF TIME:***

***Mullica Hill Gas LLC***

Amir Daibes, representative of the applicant, submitted a letter requesting an extension to the length of time granted to begin construction needed because of issues with financing and county approvals. Chairman Pacera said he believed the redevelopment plan set out a construction schedule and the Land Use Board is the redevelopment entity. He also said the Township is interested in seeing the project built.

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Dennis Bonanni made a motion to open the meeting to public comments. Nancy Kowalik seconded the motion and Chairman Pacera opened the meeting to public comment. Hearing no comments from the public, Nancy Kowalik made a motion to close the meeting to comments from the public. Dennis Chambers seconded the motion and Chairman Pacera closed the meeting to comments from the public.

Nancy Kowalik made a motion to grant an extension until October 31, 2014 for the start of construction. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Nay; Bill Madara – Aye.

***MEMORIALIZING RESOLUTIONS:***

***Resolution No. 44-2013 - A Resolution To Memorialize Amendments to Certain Conditions of Final Major Subdivision Approval for a Project Commonly Known as Devonshire Green***

Chairman Pacera read Resolution 44-2013 by title. Nancy Kowalik made a motion to adopt the resolution. John Williams seconded the motion. A Roll Call Vote was taken: Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Anthony DiFabio – Aye.

***SCHEDULE FOR PUBLIC HEARINGS:***

Chairman Pacera said Dr. Bidic's use variance application, scheduled for December 5<sup>th</sup>, was withdrawn. He said Committee would be requesting the Board to do a preliminary investigation for a possible redevelopment designation of the site and nearby area. The December 19<sup>th</sup> meeting is cancelled. The next meeting after that will be January 16, 2014.

***STATUS OF CURRENT PROJECTS:***

There was no report.

***REPORT FROM TOWNSHIP COMMITTEE:***

Committeeman Diggons said the Christmas tree lighting will be on Saturday the 30<sup>th</sup> of November.

***REPORT FROM EDC:***

There was no report.

***REPORT FROM JOINT LAND USE BOARD PLANNER:***

There was no report.

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***COMMENTS FROM THE BOARD:***

Bill Madara said the boarded up houses in Richwood look bad and Chairman Pacera said pressure will be put on the developer to demolish them.

***Block 64 – Possible Discussion***

Chairman Pacera said this will remain an outstanding agenda item. Mr. Melvin will look at the properties which requested inclusion to determine if it is appropriate to include them in a recommendation to Committee. Mr. Melvin said he is waiting for additional information on the vacant lots and it will be a few months before a report is ready.

Chairman Pacera said Ms. Rhudy would be retiring next May.

***COMMENTS FROM THE PUBLIC:***

**Robert Schumann:** Mr. Schumann said he lives next to the Grange and has concerns during the winter with the runoff which contains salt. He is also concerned with the noise very early in the morning and late in the evening. A representative of the Board will contact a dance studio representative and ask for their assistance in alleviating these issues.

**John McKenna:** Mr. McKenna asked about the extension of the sewer service area. He was told to check with the Department of Environmental Protection. He also expressed an interest in purchasing township land across from the Commons and was told to contact Township Committee.

As there was no further business to be addressed, Dennis Chambers made a motion to adjourn the meeting. Steve Dickson seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Susanne H. Rhudy  
Joint Land Use Board Secretary