

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
DECEMBER 5, 2013
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Chairman Joseph Pacera called the meeting to order at 7:31 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; Louis Manzo; Bill Madara, Alternate #1; Paul Mattessich, Alternate #2; and Anthony DiFabio, Alternate #4. Absent: Matt Diggons; 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 21, 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.

NEW BUSINESS:

Review of Ordinance 43-2013

Chairman Pacera said the Fire Commissioners had requested a change in the ordinance language to reflect the current standard in fire hydrants. The ordinance under review by the ordinance contains the wording as requested by the Commissioners. Nancy Kowalik made a motion to recommend the ordinance to Township Committee. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye;

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Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Bill Madara – Aye.

Review of Township Committee Resolution 203-2013 and Review of Group Melvin Design's Proposal To Prepare The Preliminary Investigation Report For A Proposed Area In Need Of Redevelopment For Block 34 Lots 43 and 44; Block 34.03 Lot 43; and Block 57 Lot 1 On The Official Tax Map Of The Township Of Harrison

Chairman Pacera said these properties are at the intersection of the new bypass and Route 322 and one of the properties has an underground storage tank. Steve Dickson made a motion to have the Board planner prepare the preliminary investigation and to approve Group Melvin's proposal in the amount of \$2,500.00. Nancy Kowalik 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; Lou Manzo – Aye; Bill Madara – Aye.

MEMORIALIZING RESOLUTIONS:

Resolution No. 45-2013 - Resolution Of The Harrison Township Joint Land Use Board Acting As The Harrison Township Redevelopment Entity For Block 62 Lot 8 To Memorialize An Extension Of Time To Begin Construction On The Service Station And Convenience Store Located At North Main Street (Route 45) And Arbour Street

Chairman Pacera read Resolution 45-2013 by title. Nancy Kowalik made a motion to adopt the resolution. John Williams seconded the motion. Ms. Adams said Township Committee can negotiate the redevelopment agreement with the developer at any time. 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; Bill Madara – Aye.

SCHEDULE FOR PUBLIC HEARINGS:

Chairman Pacera said the December 19th meeting is cancelled.

STATUS OF CURRENT PROJECTS:

There was no report.

REPORT FROM TOWNSHIP COMMITTEE:

Mayor Manzo said the Richwood project progresses and it is anticipated the applicant will be before the Board in early 2014.

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REPORT FROM EDC:

There was no report.

REPORT FROM JOINT LAND USE BOARD PLANNER:

Mr. Melvin said the sign ordinance is lacking definitive standards for the lighting of signs and he recommended that the ordinance be corrected. The Board requested that Mr. Melvin draft this language.

COMMENTS FROM THE BOARD:

Block 64 – Possible Discussion

Chairman Pacera said there is a list of property owners who requested inclusion in the second redevelopment study if it is done. Mr. Melvin said he looked at those parcels to determine if the parcels will qualify. Chairman Pacera said the first redevelopment study on the rear parcels should be done before the Board makes a recommendation to Committee on whether the additional parcels should be studied. The Board complimented the Mayor on his clarification of the Block 64 redevelopment issue.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

PAYMENT OF THE BILLS:

Ms. Rhudy said all the bills were from escrows. Nancy Kowalik made a motion to pay the bills. 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; Lou Manzo – Aye; Bill Madara – Aye.

As there was no further business to be addressed, Nancy Kowalik made a motion to adjourn the meeting. Dennis Chambers seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Susanne H. Rhudy
Joint Land Use Board Secretary