

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
JANUARY 23, 2014
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Chairman Joseph Pacera called the meeting to order at 7:32 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: Kevin Van Hise, Esq., Joint Land Use Board Solicitor; Hugh Dougherty, Joint Land Use Board Engineer from Pennoni Associates, Inc.; 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 2, 2014."

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MINUTES:

Regular Meeting – December 5, 2013

Nancy Kowalik made a motion to approve the minutes. John Williams 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 Resolution 59-2014 Of The Mayor And Committee Of The Township Of Harrison Authorizing The Joint Land Use Board To Conduct A Preliminary Investigation To Determine Whether Certain Lots In Blocks 1, 2.01, 2.02, 4 And 24.02 On The Official Tax Map Of The Township Of Harrison Qualify As An Area In Need Of Redevelopment

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Review of Preliminary Investigation Report For A Proposed Area In Need Of Redevelopment For Certain Lots In Blocks 1, 2.01, 2.02, 4 And 24.02 On The Official Tax Map Of The Township Of Harrison and Set a Public Hearing Date

Chairman Pacera explained the location of this area. Nancy Kowalik made a motion to accept the resolution and set the public hearing date for March 6th. Dennis Chambers 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.

Review of Resolution 58-2014 Resolution Of The Mayor And Committee Of The Township Of Harrison Authorizing The Joint Land Use Board To Conduct A Preliminary Investigation To Determine Whether Certain Lots In Blocks 34, 34.03, 57 And Former Walters Road (Between Mullica Hill Road (Rt. 322) And Theresa Drive (Relocated)) On The Official Tax Map Of The Township Of Harrison Qualify As An Area In Need Of Redevelopment

Review of Preliminary Investigation Report For A Proposed Area In Need Of Redevelopment For Certain Lots In Blocks 34, 34.03, 57 And Former Walters Road (Between Mullica Hill Road (Rt. 322) And Theresa Drive (Relocated)) On The Official Tax Map Of The Township Of Harrison and Set a Public Hearing Date

Chairman Pacera explained the location of this area. Nancy Kowalik made a motion to accept the resolution and set the public hearing date for February 20th. Dennis Chambers 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: none

SCHEDULE FOR PUBLIC HEARINGS:

The schedule is as shown on the agenda.

STATUS OF CURRENT PROJECTS:

Bob Melvin said he has been working with the Town Center developer and progress is being made. The amended documents will be brought back to the Board. Chairman Pacera said it is important for all the Board members to be present at those meetings. Mayor Manzo said he anticipates the Richwood Town Center will be before the Board in March. He discussed the benefits of the development and the impact it and Rowan's plans for their western campus will have on the entire area. Mayor Manzo said liquor licenses were sold to the Town Center developer.

Chairman Pacera said the Mullica West project continues to progress. Mr. Van Hise said he met with staff from the Council on Affordable Housing and the project was

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positively received by them. At the meeting it was confirmed by COAH staff that the since the project is a tax credit approved project, the statutes mandate that the township will receive COAH credits. An amendment to the Township's approved spending plan is being prepared to include the Mullica West project which will give the Township the ability to release affordable housing funds for the project. Chairman Pacera said the developer is anticipating returning to the Board for approvals in March.

REPORT FROM TOWNSHIP COMMITTEE:

Mayor Manzo discussed the transformation of the police department and the planning of the new police station which will be paid for by the PILOT from the assisted living facility.

REPORT FROM EDC:

There was no report.

REPORT FROM JOINT LAND USE BOARD ENGINEER:

Chairman Pacera said Ms. Castley has questioned, at the Environmental Commission meeting, how endangered species studies are triggered. Mr. Dougherty was requested to put together a memo for the Commission. Ms. Rhudy was asked to give Mr. Dougherty a copy of the environmental reports for the age restricted development which was approved in Richwood.

REPORT FROM JOINT LAND USE BOARD PLANNER:

There was no report.

COMMENTS FROM THE PUBLIC:

Danielle Castley, 25 Peach Ridge Tree: Ms. Castley asked about environmental reports. Chairman Pacera said for each development, an environmental report will be submitted and if it shows the need for further study, those studies will be done.

COMMENTS FROM THE BOARD:

Block 64 – Possible Discussion

Mr. Melvin said he has received further information on the big lots and at the Board's pleasure he will present his recommendations.

Chairman Pacera said Ms. Adams is pursuing her career in the judicial system. The Board asked that the minutes reflect her contributions to the Board as its long term solicitor.

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PAYMENT OF THE BILLS:

Ms. Rhudy said all the bills were from escrows. Dennis Chambers made a motion to pay the bills. John Williams 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. John Williams seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Susanne H. Rhudy
Joint Land Use Board Secretary