

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
FEBRUARY 20, 2014
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Vice Chair Nancy Kowalik 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: Vice Chair Nancy Kowalik; Dennis Chambers; Steve Dickson; John Williams; Kristin Ross; Dennis Bonanni; Matt Diggons; Paul Mattessich, Alternate #2 (arrived at 7:32 p.m.); and Anthony DiFabio, Alternate #4. Absent: Chairman Joseph Pacera; Louis Manzo; Bill Madara, Alternate #1; 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 24, 2014."

FLAG SALUTE:

Vice Chair Kowalik led in the salute to the flag.

APPROVAL OF MINUTES:

***Reorganization Meeting – January 23, 2014
Regular Meeting – January 23, 2014***

John Williams made a motion to approve the minutes. Dennis Chambers seconded the motion and the motion was approved unanimously.

COMMENTS FROM THE PUBLIC:

Vice Chair Kowalik opened the meeting to public comment. She said comments on agenda items should be held until the matter was opened but that other comments could be made now.

Robert Schumann, 74 N. Main Street: Mr. Schumann thanked the Board for their assistance with a noise problem from an adjoining property.

Hearing no further comments from the public, Vice Chair Kowalik closed the meeting to public comment.

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TEMPORARY BUSINESS SIGN APPLICATION:

Truffle Tree – Cindy Madara

Ms. Madara said she is requesting permission to place a temporary business sign advertising the opening of her business. The sign will be placed on the property on March 1, 2014 for a period of 30 days. Dennis Chambers made a motion to grant the temporary business sign for 30 days. Steve Dickson seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Aye; Paul Mattessich – Aye; Anthony DiFabio – Aye.

PUBLIC HEARINGS:

Public Hearing - Preliminary Investigation For A Proposed Area In Need Of Redevelopment For Block 34, Lots 43 and 44; Block 34.03, Lot 43; Block 57 Lot 1; and former Walters Road between Mullica Hill Road (Rt. 322) and Theresa Drive (relocated)

Mr. Melvin reviewed his preliminary investigation report for the area. The area is at the intersection of the bypass and Route 322. Mr. Melvin said Block 34 Lot 43, the large farm field, would not qualify as an area in need of redevelopment without further investigation, but the other parcels would and he discussed the reasons.

Matt Diggons made a motion to open the meeting to public comment. Steve Dickson seconded the motion and Vice Chair Kowalik opened the meeting to public comment. Hearing no comments from the public, Dennis Chambers made a motion to close the meeting to public comment. Matt Diggons seconded the motion and Vice Chair Kowalik closed the meeting to public comment.

Steve Dickson made a motion to recommend the redevelopment designation to Township Committee. John Williams seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Aye; Paul Mattessich – Aye; Anthony DiFabio – Aye.

NEW BUSINESS:

Adopt Rules and Regulations of the Joint Land Use Board

Vice Chair Kowalik reviewed the proposed changes to the rules and regulations. Dennis Bonanni made a motion to adopt the amendment to the rules and regulations. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Aye; Paul Mattessich – Aye; Anthony DiFabio – Aye.

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Review of Committee's Resolution 70-2014 Authorizing the Joint Land Use Board to Conduct a Preliminary Investigation to Determine Whether Lot 10 in Block 29.06 (700 Barnsboro Road) Qualifies as an Area in Need of Redevelopment and Approval of Group Melvin Design's Proposal to Prepare the Preliminary Investigation Report

Mr. Melvin said he submitted a proposal in the amount of \$4,000 to prepare the preliminary investigation report and he explained the location of the property.

Dennis Chambers made a motion to accept Group Melvin's proposal for \$4,000. John Williams seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Aye; Paul Mattessich – Aye; Anthony DiFabio – Aye.

MEMORIALIZING RESOLUTIONS: none

SCHEDULE FOR PUBLIC HEARINGS:

Vice Chair Kowalik said the March 6th meeting is cancelled.

STATUS OF CURRENT PROJECTS:

There was no report.

REPORT FROM TOWNSHIP COMMITTEE:

There was no report.

REPORT FROM EDC:

There was no report.

REPORT FROM JOINT LAND USE BOARD ENGINEER:

Mr. Dougherty said there was a subcommittee meeting to review two pending site plan applications. He said he is preparing a memo regarding environmental reports.

REPORT FROM JOINT LAND USE BOARD PLANNER:

Mr. Melvin said work on the Richwood Town Center continues.

COMMENTS FROM THE PUBLIC:

There were no comments.

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COMMENTS FROM THE BOARD:

The Board commended Mr. Chambers, as the Public Works Director, for his department's excellent work clearing snow.

PAYMENT OF THE BILLS:

Ms. Rhudy said all the bills were from escrows. Matt Diggons made a motion to pay the bills. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonanni – Aye; Matt Diggons – Aye; Paul Mattessich – Anthony DiFabio – Aye.

As there was no further business to be addressed, Dennis Chambers made a motion to adjourn the meeting. Matt Diggons seconded the motion and the motion was carried by a unanimous vote. Vice Chair Kowalik adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Susanne H. Rhudy
Joint Land Use Board Secretary