

HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
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Chairman 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 Joe Pacera;; Dennis Chambers; Steve Dickson; John Williams; Kristin Ross; Dennis Bonanni; Mayor Louis Manzo; Bill Madara Alternate #1 Paul Mattessich, Alternate #2; Anthony DiFabio, Alternate #4. Absent: Vice Chair Nancy Kowalik; Committeeman Matt Diggons.

Others present: Kevin Van Hise, Esq., Joint Land Use Board Solicitor; Matt Kensil, Joint Land Use Board Engineer from Pennoni Associates, Inc.; Robert F. Melvin, Joint Land Use Board Planner from Group Melvin Design; and Cyndi Quast, Joint Land Use Board Secretary:

OPEN PUBLIC MEETINGS ACT:

Ms. Quast 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:

Chairman Pacera led in the salute to the flag.

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.

Bruce Shiparo of the NJ Board of Realtors . Mr. Shapiro appeared on behalf of the NJ State Association Board of Realtors concerning open house signs. He addressed a letter he sent to Chairman Pacera and Mayor Manzo. He wanted to ask the Board to recommend a change in the Harrison Township Ordinance permitting temporary use of real estate open house directional signs. He said that these signs would typically be seen on a Sunday during an open house. They are placed on the morning of the open house and removed the same day within an hour or two after the open house. He is asking for the ordinance to allow up to four directional signs. Chairman Pacera said the Board is open for discussion, however, the ordinance was created to limit the number of signs which tends to pollute the streets. Jeffrey V. Tessing of the NJ Board of Realtors was also present. He had no additional comments.

Hearing no further comments from the public, Chairman Pacera closed the meeting to public comment.

ADMINISTRATIVE DESIGN CHANGE:

***App# 2014-18- Warren’s Hardware-110 Bridgeton Pike- Block 74, Lot 4-
Administrative Change for Existing Approvals***

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Ron P. Sierzega Esq. of Puff and Cockerill, LLC. appeared on behalf of the applicant, Warren Fabrizio. He said that some ordinances have been changed since his former site plan. He is asking the Board to approve the interpretation of the previous plan with some minor changes. Mr. Melvin explained the amended plan to the Board which will allow Warrens to display their product. Buffers have been added in order to create a better view from the street and neighboring community.

Chairman Pacera opened to the public.

With no comments from the public or the Board, John Williams made a motion to approve the Administrative Change for Existing Approvals Dennis Chambers seconded the motion.

A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Bill Madara—Aye; Paul Mattessich—Aye; Anthony DiFabio--Aye.

TEMPORARY BUSINESS SIGN:

***App#2014-19-James McLaughlin-The Old Mill- 1 South Main St.
(Block 66, Lot 3)***

A motion to approve the temporary sign was made by Dennis Chambers and seconded by John Williams.

A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Mayor Manzo; Bill Madara—Aye; Paul Mattessich—Aye; Anthony DiFabio--Aye.

CONCEPTUAL PRESENTATION:

***App# 2014-17 Nikolaos Yiantsos-351 Swedesboro Rd- Block 49, Lot 2-
Conceptual Presentation of Minor Subdivision with Bulk Variances***

Nikolaos Yiantsos presented his plan for creating a minor subdivision on his property. His purpose for subdividing the 12 acres is to preserve the value of the property and for his children to be able build homes in the future.

There is an existing driveway approximately 12 feet in width. He said two cars can pass on the driveway proposed. This driveway would be used for all three lots. The Board had questions about maintenance on the driveway shared by the three lots. Mr. Yiantsos said that the Homeowners' Association would be responsible. He would need to request a variance for insufficient road frontage. The ordinance requires lot width of 150 feet. The Board's concerns were mostly with the easement and the various circumstances that can arise when shared by homeowners. Things like trash pick-up and snow removal are a concern for future homeowners. There were also concerns with property maintenance. The homes location on the flag lots could have a negative impact if not maintained properly. There was mention about the quality of the building materials which would ensure that the quality of the homes would be above standards. Mr. Melvin recommended that the homes be no less than 3,000 square feet. He also gave examples of higher end building materials. Chairman Pacera recommended that Mr. Yiantsos get approval from neighbors so that they are in agreement prior to a public

hearing.

NEW BUSINESS:

Historic Commission-Historic Landmark Sign for the Former Gristmill. The sign's proposed location- The Old Mill- 1 South Main St. (Block 66, Lot 3)

Chris Knisley-Vice Chair Mullica Hill Historic Preservation Commission- Mr Knisley presented historical information along with photos of the Grist Mill that once stood on Mill Rd. He said that the Historic Commission gave permission for the demolition of the Mill. The Historic Commission was approached by Margaret Westfield from New Jersey American Water with a proposal to give the community an aluminum marker to represent what the Mill meant to the community. The location of the monument is on the Old Mill property, owned by Jim McLaughlin. The Board unanimously agreed that the monument is consistent with the Townships desire to preserve the historic nature of Mullica Hill.

Review of Preliminary Investigation Report For A Proposed Area In Need of Redevelopment for Block 61.01 Lots 1, 2, 2.01, 2.02, 24 and 24.01 and P/O Former Lot 21 in Block 61 n/k/a P/O Lot 3 On the Official Tax Map Of Harrison and Set a Public Hearing Date for October 2, 2014

Mr. Melvin reviewed his draft report. He said that the report would include his recommendation that it be considered as a non-condemnation redevelopment area. The public hearing is set for October 2, 2014.

MEMORIALIZING RESOLUTIONS:

Resolution 31-2014 – Resolution Of The Harrison Township Joint Land Use Board Recommending the Adoption of a Redevelopment Plan for the Area Designated as Block 34.03, Lot 43 on the Harrison Township Tax Map and the Former Walters Road.

Chairman Pacera read Resolution 31-2014 by title. John Williams made a motion to adopt the Resolution and Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Mayor Manzo-Aye; Bill Madara—Aye; Anthony DiFabio--Aye.

Resolution 30-2014-Resolution Of The Harrison Township Joint Land Use Board- Township Of Harrison Application For Extension of Preliminary Major Subdivision Approval For Block 53, Lot 4 and Block 54, Lot 1

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Chairman Pacera read Resolution 30-2014 by title. John Williams made a motion to adopt the Resolution and Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Bill Madara—Aye; Anthony DiFabio-Aye.

Resolution 32 - 2014- Resolution Of The Harrison Township Joint Land Use Board- Mullica Lakes Estates- Application For Administrative Change To Extend Vesting Period And Permit Phasing Of Minor Subdivision And Major Site Plan Approval for Property Located at 161 Mullica Hill Glassboro Rd (Block 59, Lots 17, 17.02 and 17.03)

Chairman Pacera read Resolution 32-2014 by title. John Williams made a motion to adopt the Resolution and Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Dennis Bonnani – Aye; Mayor Manzo; Bill Madara—Aye.

Resolution 29-2014-Resolution Of The Harrison Township Joint Land Use Board- Capital Project Review Of Improvements To The Harrison Township Municipal Building Parking Lot At 114 Bridgeton Pike (Block 72, Lot 5)

Chairman Pacera read Resolution 29-2014 by title. John Williams made a motion to adopt the Resolution and Dennis Bonnani seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Bill Madara—Aye; Anthony DiFabio-Aye.

STATUS OF CURRENT PROJECTS:

Dennis Chambers gave an update on the parking lot project which should be completed in mid-October.

REPORT FROM TOWNSHIP COMMITTEE:

There is no report.

REPORT FROM ECONOMIC DEVELOPMENT COMMISSION

There is no report.

REPORT FROM JOINT LAND USE BOARD ENGINEER:

There is no report.

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REPORT FROM JOINT LAND USE BOARD PLANNER:

There is no report.

COMMENTS FROM THE PUBLIC:

There were no comments.

COMMENTS FROM THE BOARD:

There were no comments.

PAYMENT OF THE BILLS:

Ms. Quast stated that all bills are from escrow. John Williams made a motion to pay the bills and Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Mayor Manzo-Aye; Bill Madara—Aye; Anthony DiFabio--Aye.

ADJOURNMENT:

As there was no further business to be addressed, Dennis Chambers 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 8:40 p.m.

Respectfully submitted,



Cyndi Quast
Joint Land Use Board Secretary