

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
FEBRUARY 19, 2015
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Chairman Joseph Pacera called the meeting to order at 7:34 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; Anthony DiFabio; Dennis Bonnani; Mayor Louis Manzo; Committeeman, Matt Diggons; Bill Madara, Alternate #1; Kristin Robinson, Alternate #3; and Robert Schumann, Alternate #4. Absent: Paul Mattessich, Alternate #2.

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 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 17, 2015."

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MINUTES:

***Reorganization Meeting- January 15, 2015
Regular Meeting – January 15, 2015***

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

COMMENTS FROM THE PUBLIC:

Lori Joyce – 24 Kaylas Way – Mrs. Joyce had questions about sidewalk continuation on Mullica Hill Rd. Chairman Pacera satisfied her questions.

Michael Waldman - 456 Mullica Hill Rd. Mr. Waldman asked for a status of the activities that take place at the Heritage Winery. There was a discussion about the activities that take place during the Spring and Summer to early Fall.

Seeing there were no further comments from the public, Chairman Pacera closed the meeting to public comment.

EXTENSION OF TIME:

Chad Nicholls took the stand and requested a 30 day extension on his minor subdivision approvals for Block 10 Lot 3.

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Steve Dickson made a motion to approve the extension. 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; Anthony DiFabio– Aye; Dennis Bonnani – Aye; Mayor Manzo – Aye; Committeeman Diggons – Aye.

PUBLIC HEARINGS:

***Application #2015-2 Mullica Hill Plaza, Plaza Cleaners – Administrative Change
141 Bridgeton Pike (Block 57, Lot 21)***

Mayor Manzo and Committeeman Diggons recused themselves from the Board. Brett Wiltsey, Esq. of Dilworth Paxton, spoke on behalf of the applicant. He explained that the applicant is requesting an administrative approval for a change to the existing plan in order to permit the relocation of the laundry and dry cleaning facility to a smaller unit in the same shopping complex. Mr. Melvin agreed that the request is reasonable given that there will be no impact on or intensification of the use variance previously granted. The conditions should follow forward from Resolution 29-2004.

Nancy Kowalik made a motion to open to the public and John Williams seconded the motion. Seeing that there were no comments from the public, Nancy Kowalik made a motion to close to the public. John Williams seconded the motion. The motion was approved unanimously. Nancy Kowalik made a motion to approve the administrative change and 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; Anthony DiFabio– Aye; Dennis Bonnani- Aye.

***Application #2015-4 Mullica Hill Surgical Arts Building, LLC – Preliminary and
Final Major Site Plan – Mullica Hill Road and 322 Bypass (Block 34.03, Lot 43)***

The Mayor and Committeeman Diggons returned to the Board. Damien O. Del Duca Esq. of Del Duca Lewis, LLC. Spoke on behalf of the client. He handed out 11x 17 copies of the exhibits A:1-A:5. He introduced his client, Dr. Sean Bidic, who is a local resident. He is a plastic surgeon currently operating a practice in Vineland. He said the building is approximately 11,000 square feet. He said that the application conforms to all the ordinances set forth in the redevelopment plan and township ordinances except for signage. The applicant will be asking for more signage than allowed in the redevelopment plan. He continued to describe the site. Mr. Del Duca approached the materials board to show the quality of the materials being used. There are two variances requested for signage. The façade signs will require a variance for size. They are asking for an increased size for better visibility to those who are passing by the site. Nicholas Groch handed out exhibit A:6 which included sample photos of the back lit sign. The signs have individual cut letters with back lighting. The applicant originally proposed 3 façade signs but agreed to eliminate one to reduce the overall amount of signage. A variance will still be needed for the two signs which will equal a total of 65.8 square feet. The Redevelopment Plan allows for a total of 50 square feet. The Board had some questions about the monument signs. They will be used to identify the access sites to the property. Mr. Van Hise swore in Dr.

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Sean Bidic, principal of Applicant, John M. Pettit PE, PP, CME, Applicant's Engineer, and Nicholas Groch, AIA, LEED, AP, Applicant's Architect.

Dr. Sean Bidic stood to give testimony. He said the majority of his practice is breast reconstruction and 30% is for cosmetic, hand and trauma procedures. The office hours for the practice is 8:30 AM -5:30 PM and the hours for the surgery center would begin around 7:00 AM and end around 3:30 PM. All surgery will be ambulatory or "same-day" surgery. The parking lights will be out by 10:00 PM. Currently, Dr. Bidic is the only physicians and there is currently 6 office staff. The building could have up to 4 physicians and 10 office staff with 7 additional staff in the surgical center. The Board had several questions for Dr. Bidic. Dr. Bidic addressed each question and the Board was satisfied.

Hugh Dougherty went over his letter dated February 17, 2015. He went over the waivers requested. The Walter's Road Right of Way is owned by the township. Mr. Del Duca said that there is a possibility that they would move the sewer connection which currently is located on the right of way. The entrance that is located in the right of way, will be defined clearly in the Developer's Agreement.

Mr. Dougherty recommended that the application be deemed complete. Nancy Kowalik made a motion to deem the application complete and 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; Anthony DiFabio – Aye; Dennis Bonnani – Aye; Mayor Manzo – Aye; Committeeman Diggons – Aye.

John Pettit addressed the parking. He also testified about the stormwater management, landscaping and lighting. The lighting fixtures were discussed and the Board recommended a more modern version of the traditional bell fixture light. The lighting will be approved based on the planner's final approval.

Bob Melvin went over his memo dated February 18th 2015. He addressed the comments from the Environmental Commission to remove the cages from the trees before planting. Applicant will discuss maintenance of the county basin on the corner after speaking with the county. The plans will be revised to show curbing. It was recommended that additional plantings surrounding the basin would be maintained by the applicant. Mr. Melvin commented on the architecture and its consistency with Harrison and the direction Harrison is moving. A motion was made to open to the public and seconded by Nancy Kowalik. The Board unanimously agreed.

Peter Joyce – 24 Kaylas Way Mr. Joyce had questions about the parking lot lights. The three lights closest to the neighborhood will be scheduled to go out at 10:00 PM.

Dave Hanrahan – 16 Barnsboro Rd. Mantua Twp. Mr. Hanrahan was a positive witness for Mullica Hill Surgical Arts Building, LLC.

Lori Joyce – 24 Kaylas Way Mrs. Joyce asked for clarity if there would be a bike path behind her home and wanted to state for the record that she opposes a bike path behind her home.

Seeing that there were no further comments from the public, Nancy Kowalik made a motion to close to the public and John Williams seconded the motion.

Applicant's architect, Nicholas Groch, described the layout of the building. Mr. Groch referred to the samples as he talked about the materials being used. The Board had questions about the labeling of the rooms which were called "overnight" recovery rooms. There is a potential for patients to be there as late as even 10:00 PM. This is more of a rare

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circumstance; however, it is a possibility. In certain cases, there may be a need for the parking lights to be on for extended hours. Mr. Del Duca suggested that any activity at the facility after hours would require parking in the front of the building where there will be sufficient lighting. Therefore in his opinion the lights that go off at 10 would not be necessary for the amount of activity that will go on at the site after hours. The lighting will be reexamined when the revised fixtures are discussed with the applicant, Mr. Melvin and Mr. Dougherty.

Seeing there were no further comments from the Board a motion was made by Nancy Kowalik to approve the Preliminary and Final Major Site Plan with Bulk Variances for signage and with all stipulations from the Board. The signing of final plans will be subject to Developers Agreement and Pilot with the Township, the Township Planner's approval of landscape and lighting, the Township Engineer's approval of the sewer placement, access agreements, basins, curbing and sidewalk. 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; Anthony DiFabio – Aye; Dennis Bonnani – Aye; Mayor Manzo – Aye; Committeeman Diggons – Aye.

COMMENTS FROM THE PUBLIC:

Peter Joyce – 24 Kaylas Way Mr. Joyce has additional comments about his neighborhood. Dennis Chambers responded to the comments.

NEW BUSINESS:

Block 62, Lots 6, 7, & 8 Preliminary Investigation: Bob Melvin briefly described the site and public hearing was set up for March 19, 2015.

Block 41, Lots 1, 1.01, 2, 2.01 Preliminary Investigation: Bob Melvin briefly described the sight and public hearing was set up for March 19, 2015.

Master Plan – Open Space Amendment: Bob Melvin briefly described the sight and public hearing was set up for March 19, 2015.

STATUS OF CURRENT PROJECTS:

Mullica Gardens is scheduled to receive the certificate of occupancy in the next few weeks.

REPORT FROM TOWNSHIP COMMITTEE:

There is no report.

REPORT FROM EDC:

There was no report.

REPORT FROM JOINT LAND USE BOARD ENGINEER:

There was no report.

REPORT FROM JOINT LAND USE BOARD PLANNER:

Mr. Melvin wrote a report giving guidelines for the lighting of signs. There will be a recommendation to Twp. Committee to modify the ordinance Chapter 225 Signs.

COMMENTS FROM THE BOARD:

There was no report.

PAYMENT OF THE BILLS:

Ms. Quast said all the bills were from escrows. Dennis Chambers made a motion to pay the bills. 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; Anthony DiFabio – Aye; Mayor Manzo – Aye; Dennis Bonnani – Aye; Committeeman Diggons– 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 10:09 p.m.

Respectfully submitted,



Cyndi Quast

Joint Land Use Board Secretary