Chairman Joseph Pacera called the meeting to order at 7:36 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; Joseph Schwab; Anthony DiFabio, John Williams; Committeeman Don Heim; Bill Madara Alt#1, Dennis Bonanni Alt#2, Kristin Robinson Alt#3, Robert Schumann, Alt #4. Absent: Mayor Manzo.

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 the change 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 December 2, 2016.”

**FLAG SALUTE:**

Chairman Pacera led in the salute to the flag.

**APPROVAL OF MINUTES:**

*Regular Meeting – November 17, 2016, December 1, 2016*

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. Seeing there were no comments from the public, the meeting was closed to the public.

**PUBLIC HEARINGS:**

*App #2017-2 Aaron and Susan Butler- Minor Subdivision 233 High Street (Block 53, Lot 10)*

Ronald Butler, grandson of the applicants spoke on behalf of Aaron and Susan Butler. Kevin Van Hise swore Ronald Butler, Jr. in to testify. Mr. Butler said he is seeking to subdivide his grandparents 5.8 Acre parcel in order to create a one acre lot. The Board had a discussion about the fact that the current driveway to the remainder lot exists on an
adjoining lot which is not a part of this application. It has existed in this way for over 50 years. The lot which fronts High Street is also owned by the applicant. As a part of this application, there will be a condition that upon the termination of joint ownership of lots 10 and 11, applicant will obtain a new Tomlin Station Road street address for the remainder lot 11. There were no concerns about drainage on the lot. Due to the fact that the property is surrounded by preserved land there were no concerns for a creeping subdivision. The Board had no further questions for the applicant.

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

Nancy Kowalik made a motion to approve the application with all of the testimony provided. Anthony DiFabio seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Nancy Kowalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; John Williams–Aye; Committeeman Heim–Aye; Bill Madara–Aye.

App#2017-3 Nancy Kowalik Real Estate Group Bulk Variance – 46 North Main St. (Block 65, Lot 5)

Nancy Kowalik and Committeeman Heim stepped down from the Board.

Dale Taylor spoke on behalf of applicant, Nancy Kowalik Real Estate Group. Applicant owns the residence on the adjacent lot which was the former location of her real estate office. Ms Kowalik received approval for a site plan waiver in order to convert an antique store and relocate into her real estate office to 46 North Main. This application seeks to relocate the existing free-standing sign. The sign is 20 square feet where 6 square feet is allowed on the new property. The height of the freestanding sign will be 7 feet. The applicant also seeks to install a hanging sign which would be 6 square feet. The applicant explained that the traffic parked on the street often can block the view of the free standing sign and that the sign off of the building would identify the business at those times when cars and trucks are parked along the street. The front of the home has a glass enclosed display area. In this area, a flat screen will display a video of homes for sale. The Board said that nothing can be flashing or advertising on the flat screen. A chalkboard sign advertising township events will also be in the front glass display area. The chalkboard signs are permitted. Due to the additional signage on this property, the Board agreed that the chalkboard sign would be allowed inside the display area only and not allowed on the sidewalk. The Board had a discussion about the sign locations and sizes. Nancy Kowalik was sworn in to explain the benefit of the freestanding sign. She said that the sign is just being moved onto the adjacent property. The Board continued the discussion about the sign. The hours that the flat screen sign will be running will be 9:00a.m.–11:00p.m.

Dennis Bonanni made a motion to open to the public and John Williams seconded the motion.

Frances Coakley Ms. Coakley had a question about the size of the chalkboard sign.

Bud Verfaille- 514 Leonard Lane- He had comments about his property across the street.
Chris Knisley-72 North Main- Mr. Knisley had a question about the distance from the projecting sign to the sidewalk. The applicant gave an estimate of 8 to 9 feet. He had comments on the size of the sign and the chalkboard sign. He had concern about a future business taking over the space and using the flatscreen for other purposes.

Troy Memis- 512 Mandarin Ct.- Mr. Memis clarified Holy Tomato’s hours. He had questions about the location of the sign and comments about the cars blocking the signage.

John Williams made a motion to close to the public and Dennis Chambers seconded the motion.

The Board had a discussion about the variances requested.

Dennis Bonanni made a motion to approve the sign variances with all of the stipulations that were made during the hearing. The motion was seconded by Steve Dickson. A Roll Call Vote was taken: Chairman Pacera–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; John Williams–Aye; Bill Madara–Aye.

CONSISTENCY REVIEW:

The Board reviewed the revision of Chapter 225-132 Accessory Uses. The Board recommended the ordinance and found the change consistent with the Master Plan. There was an all in favor vote to recommend to the Governing Body for adoption.

MEMORIALIZING RESOLUTIONS:

Resolution 9-2017 Resolution Of The Harrison Township Joint Land Use Board-Resolution Designating Landscape Architect

Chairman Pacera read the Resolution 9-2017 by title. Dennis Chambers made a motion to approve the Resolution and Nancy Kowalik seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Nancy Kowalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; John Williams–Aye; Committeeman Heim–Aye; Bill Madara–Aye.

Resolution 10-2017 Resolution of the Harrison Township Joint Land Use Board Approving Minor Subdivision Of Property Located On Richwood Road(Block 5, Lot 7)

Chairman Pacera read the Resolution 10-2017 by title. Nancy Kowalik made a motion to approve the Resolution and Dennis Chambers seconded the motion. A Roll Call Vote was taken Chairman Pacera–Aye; Steve Dickson–Aye; Dennis Chamber–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; Bill Madara–Aye; Dennis Bonanni–Aye; Robert Schumann–Aye.

Resolution 12-2017 Resolution Of The Harrison Township Joint Land Use Board Approving Use Variance To Construct A House Of Worship On Property Located At 251 Aura Road (Block 4.01, Lot 3 and 3 QFarm)
Chairman Pacera read the Resolution 12-2017 by title. Nancy Kowalik made a motion to approve the Resolution and Dennis Chambers seconded the motion. A Roll Call Vote was taken Chairman Pacera–Aye; Nancy Kowalik–Aye; Steve Dickson–Aye; Dennis Chamber–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; Bill Madara–Aye; Dennis Bonanni–Aye; Robert Schumann–Aye.

**SCHEDULE FOR PUBLIC HEARINGS:**

The schedule is as shown on the agenda.

**STATUS OF CURRENT PROJECTS:**

Madison Marquette has been in communication with Mayor and Mr. Van Hise.

**REPORT FROM TOWNSHIP COMMITTEE:**

There was 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:**

Report on redevelopment projects.

**COMMENTS FROM THE PUBLIC:**

There was no report.

**COMMENTS FROM THE BOARD:**

There was no report.

**PAYMENT OF THE BILLS:**

Ms. Quast said all the bills were from escrows. The Board had a moment to look over the bill list. Steve Dickson made a motion to pay the bills. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; John Williams–Aye; Committeeman Heim–Aye; Bill Madara–Aye.
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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 9:11 p.m.

Respectfully submitted,

[Signature]
Cyndi Quast
Joint Land Use Board Secretary