Chairman Joseph Pacera called the meeting to order at 7:36 p.m. Chairman Pacera made an announcement that App#2017-6 Farm Fresh Produce Outlet, Inc. has been postponed to the March 16, 2017 at 7:30 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; Mayor Manzo, Dennis Bonanni Alt#2, Kristin Robinson Alt#3, Robert Schumann, Alt #4. Absent: Committeeeman Don Heim; Bill Madara; Alt#1.

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.

**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.

**Karen Bigwood** Ms. Bigwood had questions about the Main Street Redevelopment and the Dunkin Donuts project.

**Joe Cavallaro** Mr. Cavallaro had complaints about property maintenance in the Jefferson area.

**PUBLIC HEARINGS:**

*App #2017-4 Kevin McGowan Bulk Variance 3 Washington Dr. (Block 68, Lot 18)*

Kevin Van Hise swore in Kevin McGowan. Mr. McGowan is seeking a bulk variance in order to build an addition onto his home. The home is on a preexisting non-conforming lot and the applicant is requesting variances for lot width, lot coverage, side yard setbacks, front setback and minimum off street parking. The rear addition is not any wider than the existing home. The driveway extends to the end of the existing home. The applicant would like to pave the driveway. In order to accommodate parking in the driveway, the existing chimney will be removed and the HVAC system will be relocated.
Nancy Kowalik made a motion to open to the public, John Williams seconded the motion.

**Herbert Lancaster-5 Washington Dr.** Mr. Van Hise swore in Mr. Lancaster. Mr. Lancaster had questions and concerns about drainage. Mr. McGowan agreed to work with the Board engineer and Public Works superintendent in order to ensure that drainage would not be a problem. Nancy Kowalik made a motion to close to the public and John Williams seconded the motion.

Dennis Chambers made a motion to approve the application with all of the testimony provided. 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.

**App#2017-5 Eric Aldrich Site Plan Waiver-64 North Main St. (Block 64, Lot 17)**

Mr. Van Hise swore in the applicant. Mr. Aldrich explained that he was planning on purchasing 64 North Main in order to open his music lesson business. The applicant said that to start with he would have only two teachers and when he expands he would come back in front of the Board for site plan approval in order to create parking in the back. Mr. Aldrich explained to the Board the measures he would take in order to sound proof the rooms so that the music does not disturb the neighbors. The Board said that the sound must not be higher than 6 decibels from the property line. Mr. Aldrich expressed an interest to renovate the garage in the future. The Board said that he must get permission from the neighbors for parking. The hours of operation will be 10:00 am-9:00pm, Monday through Friday and limited hours on the weekends.

Nancy Kowalik made a motion to open to the public and John Williams seconded the motion.

**Ed Angelini 62 North Main Street** Mr. Angelini handed an outline (exhibit P-1). He had concerns about the number of cars. His house is adjacent to the subject property. Mr. Angelini was opposed to on street parking.

**Julie Koontz North Main Street** Ms. Koontz said that the driveway is one lane and it is not shared and she said that she is not comfortable with cars turning around on her property.

**Tracy Koontz North Main Street** Mr. Koontz had concerns about the proposed parking in the back and maneuvering around the garage.

**Marie Angelini 62 North Main Street** Ms. Angelini was concerned about children and her dogs. She feels that parking on the street is dangerous.

**Chris Knisley 72 North Main Street** Mr. Knisley also commented on the parking in the back around the garage as well as the potential water problem in the back.

Nancy Kowalik made a motion to close to the public and Dennis Chambers seconded the motion.

After public comments, the Board had concerns that the property may not be the best location for the applicant or the neighbors.

A motion was made to open to public by Nancy Kowalik and seconded by John Williams.

**Chris Knisley 72 North Main St:** Mr. Knisley had additional comments.
Ed Angelini 62 North Main St: Mr. Angelini had some additional comments about the applicant’s testimony. 

A motion was made to close to the public.

A motion was made to table the application to the February 16th meeting in order for the applicant to provide more information in support of his application. The temporary sign application for Main Street Music will be discussed at the February 16th meeting. The Board unanimously agreed to table the application.

MEMORIALIZING RESOLUTIONS:

Resolution 11-2017 Resolution Of The Harrison Township Joint Land Use Board Approving Minor Subdivision of Property Located On Rabbit Court (Block 45, Lot 8, Block 45.19, Lots 17 and 18)

Chairman Pacera read the Resolution 11-2017 by title. Nancy Kowalik made a motion to approve the Resolution and Anthony DiFabio seconded the motion. A Roll Call Vote was taken: Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye; Anthony DiFabio–Aye; Mayor Manzo–Aye; Dennis Bonanni–Aye

Resolution 13-2017 Resolution of the Harrison Township Joint Land Use Board Resolution Amending A Condition Of Approval In Prior Resolution No 44-2015 As To Application 2015-32 Granting Minor Subdivision Approval To High Street Properties, LLC Regarding Property Located At 101 High Street (Block 54.03, Lot 3)

Chairman Pacera read the Resolution 13-2017 by title. Nancy Kowalik made a motion to approve the Resolution and Anthony DiFabio seconded the motion. A Roll Call Vote was taken Steve Dickson–Aye; Anthony DiFabio–Aye; John Williams–Aye; Mayor Manzo–Aye; Dennis Bonanni–Aye; Robert Schumann–Aye.

Resolution 14-2017 Resolution Of The Harrison Township Joint Land Use Board Approving Minor Subdivision Of Property Located On Tomlin Station Road And Known As 233 High Street (Block 53, Lot 10)

Chairman Pacera read the Resolution 14-2017 by title. Nancy Kowalik made a motion to approve the Resolution and Anthony DiFabio seconded the motion. A Roll Call Vote was taken Nancy Kowalik–Aye; Steve Dickson–Aye; Dennis Chamber–Aye; Anthony DiFabio–Aye; Joseph Schwab–Aye; John Williams–Aye; Committeeman Heim–Aye.

SCHEDULE FOR PUBLIC HEARINGS:

The schedule is as shown on the agenda.

STATUS OF CURRENT PROJECTS:

Township Committee should be introducing the Inspira Redevelopment Plan.

REPORT FROM TOWNSHIP COMMITTEE:
There was no report.

**REPORT FROM EDC:**

A survey for merchants and residents has been approved by Township Committee.

**REPORT FROM JOINT LAND USE BOARD ENGINEER:**

There was no report.

**REPORT FROM JOINT LAND USE BOARD PLANNER:**

There was no report.

**COMMENTS FROM THE PUBLIC:**

An additional comment from a neighbor of application 2017-5 was added.

**COMMENTS FROM THE BOARD:**

There was no report.

**ADJOURNMENT:**

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 9:15 p.m.

Respectfully submitted,

[Signature]

Cyndi Quast
Joint Land Use Board Secretary