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; John Williams; Mayor Manzo; Bill Madara; Alt#1, Dennis Bonanni; Alt#2, Kristin Robinson Alt#3, Robert Schumann, Alt #4 Absent; Joseph Schwab Anthony DiFabio, Committeeman Heim.

Others present: Elissa Grodd Schrager, 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 January 20, 2017.”

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

COMMENTS FROM THE PUBLIC:

Chairman Pacera announced that App#2017-8 Eric Aldrich Site Plan Waiver has been withdrawn by the applicant.

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 that there were no comments from the public there was a motion to close to the public.

EXTENSION OF TIME:

App#2014-05 Trinity United Methodist Church Preliminary and Final Major Site Plan-284 Cedar Road (Block 36, Lots 17.02, & 17.03)

Beth Marlin, Esq. Brown and Connery spoke on behalf of the applicant. Michelle Young of Maser Engineering, Victor Gehring and Pastor Conaway were sworn in. Ms. Marlin said that Trinity is looking for a 16 month extension. A one year mandatory extension would only allow for an extension until June 2016. Because Trinity has been delayed by outside approvals, they are also requesting an additional one year discretionary extension. Also, Pastor Conaway took a new position as District Superintendent of the Methodist Conference. The Church will need the additional time as they transition to a new pastor. Ms. Marlin said they are hoping to begin construction by Spring of 2018.
Nancy Kowalik made a motion to open to the public. Steve Dickson seconded the motion. Seeing 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. 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, Mayor Manzo–Aye, Bill Madara–Aye, Dennis Bonanni–Aye.

App# 2016-28 Trinity Heating and Air Inc.-Veronica Menard Bulk Variance Solar 26 Woodstown Rd. (Block 69, Lot 7)

Mayor Manzo recused himself from the Board. Mr. Richard Stone spoke on behalf of the applicant, Trinity Solar and the owner of the residence, Veronica Menard. Mr. Stone entered exhibits into evidence for the hearing. Exhibit A-1 photos of the preexisting conditions of the house as well as photos with the panels photo shopped on to the roof. Kevin Kura, Electrician was sworn in to testify. Mr. Kura addressed the letter written by Bob Melvin dated February 13, 2017. He said that he would comply with all of the comments in the letter. The Board said that the applicant should go to Historic for approval. 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. The Applicant, Veronica Menard, was sworn in to explain a correction that was made to the notice. Nancy Kowalik made a motion to approve the application with all of the testimony provided. 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, Mayor Manzo–Aye, Bill Madara–Aye, Dennis Bonanni–Aye.

App#2017-7 Sean and Jill Sweeney Bulk Variance Solar 302 Rabbit Court (Block 45.19, Lot 19)

Mayor Manzo and John Williams stepped down from the Board.

Mr. Sweeney and his solar representative, Mark Bortman, was sworn in to testify for his application. Mr. Sweeney addressed the comments in Bob Melvin’s memo dated February 13, 2017. He said that due to the vents on the back of the roof that he cannot accommodate a contiguous array on the back of the home however those additional solar panels are necessary in order for the applicant to have the amount of power needed.

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 and Dennis Chambers seconded the motion. Nancy Kowalik made a motion to approve the application with all of the testimony provided. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Nancy Kowalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Bill Madara–Aye, Dennis Bonanni–Aye, Kristin Robinson–Aye.

There was a 5 minute recess. When the meeting came back into session, Chairman Joseph Pacera recused himself from the next agenda item: Consistency Review.
CONSISTENCY REVIEW:

Bob Melvin reviewed the plan he prepared entitled the Inspira Hospital Redevelopment Plan dated January 31, 2017. Mr. Melvin concluded that the plan is consistent with the Master Plan of Harrison Township. Mr. Melvin recommended that the Board adopt a resolution recommending the plan to Township Committee.

Vice Chair, Nancy Kovalik read the resolution by title: Resolution 17-2017 Resolution Of The Harrison Township Joint Land Use Board Recommending The Adoption Of A Redevelopment Plan For The Area Designated As Block 2.01, Lot 1 And Block 2.02, Lots 1,4,5,6,7,8,9,10 On The Harrison Township Tax Map Known As The Inspira Hospital Redevelopment Plan. Dennis Bonanni made a motion to adopt Resolution 17-2017 stating that the Hospital Redevelopment plan was consistent with the Master Plan of Harrison Township. The resolution would recommend that the Governing Body adopt the redevelopment plan. John Williams seconded the motion.

A Roll Call Vote was taken: Nancy Kovalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; John Williams–Aye, Mayor Manzo–Aye, Bill Madara–Aye, Dennis Bonanni–Aye, Kristin Robinson–Aye, Robert Schumann–Aye.

MEMORIALIZING RESOLUTIONS:

Resolution 15-2017 Resolution Of The Harrison Township Joint Land Use Board-Nancy Kovalik Real Estate Resolution Of The Harrison Township Joint Land Use Board Application For Real Estate Office On Property Known As 46 North Main St. (Block 65, Lot 5) There was a minor modification to the resolution to reflect that the glass area was always used as display and was not converted.

Chairman Pacera read the Resolution 15-2017 by title. Dennis Chambers made a motion to approve the Resolution and Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Nancy Kovalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; John Williams–Aye.

Resolution 16-2017 Resolution of the Harrison Township Joint Land Use Board Resolution Approving Bulk Variances For Addition To Existing Residential Dwelling On Property Located At 3 Washington Ave. (Block 68, Lot 18)

Chairman Pacera read the Resolution 16-2017 by title. Dennis Chambers made a motion to approve the Resolution and Steve Dickson seconded motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; John Williams–Aye.

SCHEDULE FOR PUBLIC HEARINGS:

The schedule is as shown on the agenda.

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:

There was no report.

REPORT FROM JOINT LAND USE BOARD PLANNER:

There was no report.

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. Nancy Kowalik recused herself from the Board. The Board had a moment to look over the bill list. John Williams made a motion to pay the bills, Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera-Aye; Dennis Chambers-Aye; Steve Dickson-Aye; John Williams-Aye; Bill Madara-Aye, Kristin Robinson-Aye.

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 8:37 p.m.

Respectfully submitted,

Cynthia Quast
Joint Land Use Board Secretary