Chairman Joseph Pacera called the meeting to order at 7:57 p.m. The meeting was held in the Municipal Building with the following Joint Land Use Board members present: Chairman Joseph Pacera; Steve Dickson; Joseph Schwab; Anthony DiFabio, John Williams; Mayor Manzo, Committeeman Don Heim; Dennis Bonanni Alt#2, Robert Schumann, Alt #4. Absent: Vice Chair Nancy Kowalik; Dennis Chambers; Bill Madara; Alt#1, Kristin Robinson Alt#3

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 20, 2017.”

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MEETING MINUTES:


Steve Dickson made a motion to approve the minutes. John Williams 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.

Vincent Gangemi 204 Bridgeton Pike: Mr. Gangemi asked for an update on a parcel of land adjacent to his property.

TEMPORARY BUSINESS SIGN:

App#2017-12 Eric Aldrich-58 North Main Street Mullica Hill (Block 64, Lot 19)

The Board reviewed the temporary sign proposed for his business. Dennis Bonanni made a motion to approve the temporary sign permit Anthony DiFabio seconded the motion. A Roll Call Vote was taken: Chairman Pacera–Aye; Joseph Schwab–Aye;
Anthony DiFabio-Aye; Steve Dickson-Aye; John Williams-Aye; Mayor Manzo-Aye; Committeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

PUBLIC HEARINGS:

Preliminary Investigation: Block 57.19, Lots 40 and 40.08 and Block 57, Lot 18.

Bob Melvin reviewed his investigation report dated February 15, 2017. He stated that the area is a non-condemnation redevelopment area. Mr. Melvin stated that the area does qualify and recommended that the area be designated as an area in need of redevelopment.

John Williams made a motion to open to the public Dennis Bonanni seconded the motion. Seeing there were no comments from the public, Dennis Bonanni made a motion to close to the public and Joseph Schwab seconded the motion. Based on the recommendations in the report, Dennis Bonanni made a motion to recommend that the Governing Body consider designating the area as an area in need of redevelopment. Steve Dickson seconded the motion.

A Roll Call Vote was taken: Chairman Pacera-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; Steve Dickson-Aye; John Williams-Aye; Mayor Manzo-Aye; Committeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

MEMORIALIZING RESOLUTIONS:

Resolution 18-2017 Resolution Of The Harrison Township Joint Land Use Board-Resolution Approving Rooftop Mounted Solar Array for Property Located at 24-26 Woodstown Rd. (Block 69, Lots 6 & 7)

Chairman Pacera read the Resolution 18-2017 by title. Steve Dickson made a motion to approve the Resolution and Chairman Pacera seconded the motion. A Roll Call Vote was taken: Chairman Pacera-Aye; Steve Dickson-Aye; John Williams-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

Resolution 19-2017 Resolution of the Harrison Township Joint Land Use Board Resolution approving Rooftop Mounted Solar Array for Property Located At 302 Rabbit Court (Block 45.19, Lot 19)

Chairman Pacera read the Resolution 19-2017 by title. Dennis Bonanni made a motion to approve the Resolution and Steve Dickson seconded motion. A Roll Call Vote was taken Chairman Pacera-Aye; Steve Dickson-Aye; Dennis Bonanni-Aye.

Resolution 20-2017 Resolution Of The Harrison Township Joint Land Use Board Approving Application For Extension Of Preliminary and Final Site Plan Approval With Bulk Variances Memorialized In Resolution 14-2014 Trinity United Methodist Church.

Chairman Pacera read the Resolution 20-2017 by title. John Williams made a motion to approve the Resolution and Steve Dickson seconded the motion. A Roll Call
Vote was taken  Chairman Pacera_Aye; Steve Dickson-Aye; John Williams-Aye; Mayor Manzo–Aye; Dennis Bonanni-Aye.

_Resolution 21-2017 Resolution Of The Harrison Township Joint Land Use Board Recommending To The Governing Body Of The Township Of Harrison That Block 57.19, Lots 40 (Portion) and 40.08 On The Harrison Township Tax Map Be Designated As An Area In Need Of Redevelopment_

Chairman Pacera read the Resolution 21-2017 by title. John Williams made a motion to approve the Resolution and Steve Dickson seconded the motion. A Roll Call Vote was taken  Chairman Pacera_Aye; Steve Dickson-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; John Williams-Aye; Mayor Manzo–Aye; Dennis Bonanni-Aye; Robert Schumann-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:**

Mayor Manzo reviewed the sidewalk project and future bike path.

**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:**

Group Melvin Design presented proposals for redevelopment projects for the Board to consider:

Naples Pizza proposal in the amount $5,900.00 for professional services in order to create a redevelopment plan for the restaurant. John Williams made a motion to approve the proposal and Steve Dickson seconded the motion. A Roll Call Vote was taken Chairman Pacera-Aye; Steve Dickson-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; John Williams-Aye; Mayor Manzo–Aye; Committeeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

The Mullica Hill Commons redevelopment project in the amount of $4,550.00 for professional service in order to research and create a report for the area in need of redevelopment. Dennis Bonanni made a motion to approve the proposal and Steve Dickson
seconded the motion. A Roll Call Vote was taken Chairman Pacera-Aye; Steve Dickson-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; John Williams-Aye; Mayor Manzo-Aye; Committeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

Ella Harris Park for professional services $2,850.00 in order to create a report for an indoor baseball facility and more fields, trails and an amphitheater. Anthony DiFabio made a motion to approve the proposal and Steve Dickson seconded the motion. A Roll Call Vote was taken Chairman Pacera-Aye; Steve Dickson-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; John Williams-Aye; Mayor Manzo-Aye; Committeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

Insira proposal for continuation of the redevelopment plan. Proposal for $32,500.00 for continued professional services on the redevelopment plan for the hospital project. Anthony DiFabio made a motion to approve the proposal and Steve Dickson seconded the motion. A Roll Call Vote was taken Chairman Pacera-Aye; Steve Dickson-Aye; Joseph Schwab-Aye; Anthony DiFabio-Aye; John Williams-Aye; Mayor Manzo-Aye; Committeeman Heim-Aye; Dennis Bonanni-Aye; Robert Schumann-Aye.

COMMENTS FROM THE PUBLIC:

There were no comments.

COMMENTS FROM THE BOARD:

There was no report.

ADJOURNMENT:

As there was no further business to be addressed, Anthony DiFabio 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 8:55 p.m.

Respectfully submitted,

Cyndi Quast
Joint Land Use Board Secretary