Chairman Joseph Pacera called the meeting to order at 7:44 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; Committeeman Heim; Dennis Bonanni; Alt#2, Kristin Robinson Alt#3, Robert Schumann, Alt #4. Absent: John Williams; Mayor Manzo; 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 January 20, 2017.”

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

PUBLIC HEARINGS:

App#2017-6 Farm Fresh Produce Outlet, Inc. 700 Barnsboro Rd. (Block 29, Lot 10)

Dale Taylor, Esq. spoke on behalf of the applicant. Kevin Van Hise swore in the applicant, Paraminder Singh. He also swore in the professionals, Gregory Simonds of GS Engineering, Philip A. Ruggieri of Ruggieri & Partners and David Atkinson, contractor.

All professionals shared their credentials and the Board agreed that they were experts in their fields.

Hugh Dougherty reviewed his letter dated March 14, 2017. Mr. Taylor addressed the waivers requested from checklist items. There was a discussion about the waiver requested for the Environmental Statement. The Board required an Environmental Statement that would address comments from the Environmental Commission’s letter dated February 2, 2017 as well as describe how the materials would be handled during the demolition of the building. The statement should be provided as a condition of approval. Nancy Kowalik made a motion to deem the application complete. Dennis Chambers 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; Committeean Heim–Aye; Dennis Bonanni–Aye, Kristin Robinson–Aye.

Applicant’s engineer, Greg Simonds gave a brief description of the site. Mr. Simonds said that the site currently has a cold storage facility in the front with farm land in the back half of the lot. The applicant is proposing to construct a 49,980 sf warehouse. The building will include 45,000 sf cold storage facility, 5,000 sf office space and 5,000 sf space for employees in the basement. They are proposing 45 parking spaces. The Board recommended reducing the number of spaces to 39. The applicant agreed to 39 spaces on the site in order to increase the front buffer.

Mr. Taylor addressed the number of employees. There will be 15 regular employees and 6-16 additional part-time employees that will be seasonal. The seasonal employees will arrive by van each day. The buffer area in the front will be increased.

The Board discussed alternate options for the location of the trash enclosures. The Board recommended a compactor instead of a dumpster and that the location should be in the back of the building and buffered from view. The applicant agreed to relocate the trash to the back of the building.

There will be no more than 20 trucks per day. Mr. Singh said that the number of trucks fluctuates. Mr. Melvin stated that the trucks should not idle while parked at the bays nor should the refrigerator units be left running while the trucks are parked. The hours of operation will be 7:00 am to 7:00 pm.

There will be a basin added on the lot and the engineer addressed lighting as well as the landscape berm on all sides of the property. The berm will be between 8 to 10 feet wide and 5 feet high. Evergreens will be 8-10 feet at the time of planting and will grow to 30 feet. The applicant will work with the Board planner as a condition of approval. Exhibits were presented; A-1, an aerial map with site plan; A-2, color site plan; A-3, color plan of building and elevations; A-4, color rendering of improved site.

The building will have a stone material and will have faux barn doors as a decorative feature in order to make the building aesthetically pleasing. Applicant will work with the Board Planner on final design of the building. A sample piece of the building panel was presented as Exhibit A-5.

Mr. Melvin addressed the lighting on the building. The lighting will be wall pack with down shields. The Board asked that the lights be at the lowest wattage possible. Applicant agreed to work with the Planner for adequate lighting.

Mr. Taylor presented the sign which is 48 x 36 and will be externally lit. The final sign will be subject to Board Planner approval.

Any generator installed on the site must be approved by the Board Planner. Applicant is to research the noise decibals of the air conditioning units located in the roof. Applicant agreed to work with the Board Planner and Board Engineer to make sure the noise levels are acceptable. The applicant has no intention of adding solar panels to the roof of the building.

The Board asked that there be no parking signs installed along Barnsboro Road in 6 locations. The applicant will work with the Township to install the signs.

Mr. Dougherty addressed his letter dated March 14, 2017. Concrete curbing was approved in the areas where trucks enter and exit. The rest of the site will be Belgium Block curbing.
Dennis Bonanni made a motion to open to the public and Nancy Kowalik seconded the motion. Seeing there were no comments from the public, Dennis Bonanni made a motion to close to the public and Dennis Chambers seconded the motion. Dennis Bonanni made a motion to approve the Preliminary and Final Major site plan with the following stipulations:

- The Board Planner will approve all buffer, landscaping, lighting and the material for the retaining wall
- Hours of operation will be 7:00am -7:00pm Monday – Friday and 7:00-12:00p.m. on Saturday
- Dumpster will be changed to a compactor and the location will be moved to the back right corner and be subject to Board Planner approval.
- No more than 20 truck deliveries per day. No truck idiling or truck refrigeration shall be left on for any period of time. No stacking of trucks parked.
- Architectural feature on the South side of the building will be subject to Board Planner approval.
- Lighting will be subject Board Planner approval.
- Sound of air conditioners and any generator will be at the lowest sound possible

In addition, the applicant will comply with all the comments in the professionals’ letters and the testimony provided. Dennis Chambers 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, Committeeeman Heim–Aye, Dennis Bonanni–Aye, Kristin Robinson–Aye; Rovert Schumann–Aye.

**CONSISTENCY REVIEW:**

Naples Pizza Redevelopment Plan (Block 65, Lot 13) The Board reviewed the Redevelopment Plan. The Board voted by an all in favor vote to recommend that Township Committee adopt the Redevelopment Plan.

**RESOLUTION:**

*A. Resolution 22-2017 Resolution Of The Harrison Township Joint Land Use Board Recommending The Adoption Of A Redevelopment Plan For The Area Designated As Block 65, Lot 13 On The Harrison Township Tax Map, Known As The Naples Pizza Redevelopment Plan-Mullica Hill*

A Roll Call Vote was taken: Chairman Pacera–Aye; Nancy Kowalik–Aye; Dennis Chambers–Aye; Steve Dickson–Aye; Joseph Schwab–Aye, Anthony DiFabio–Aye, Committeeeman Heim–Aye, Dennis Bonanni–Aye, Kristin Robinson–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. The Board had a moment to look over the bill list. Dennis Chambers made a motion to pay the bills. Joseph Schwab 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; Committeeman Heim-Aye; Dennis Bonanni-Aye; Kristin Robinson-Aye.

ADJOURNMENT:

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 9:51 p.m.

Respectfully submitted,
Cyndi Quast
Joint Land Use Board Secretary