

# **HARRISON TOWNSHIP JOINT LAND USE BOARD**

## **REGULAR MEETING**

**August 21, 2014**

**Page 1 of 6**

---

Vice Chair, Nancy Kowalik called the meeting to order at 7:30 p.m. The meeting was held in the Municipal Building with the following Joint Land Use Board members present: Vice Chair Nancy Kowalik; Dennis Chambers; Steve Dickson; John Williams; Kristin Ross; Dennis Bonanni; Mayor Louis Manzo; Committeeman Matt Diggons; Paul Mattessich, Alternate #2; Absent: Chairman Pacera, Bill Madara Alternate #1 Anthony DiFabio, Alternate #4.

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; Emily Givens Esq., Special Counsel Maley & Associates 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 24, 2014."

### ***FLAG SALUTE:***

Vice Chair Kowalik led in the salute to the flag.

### ***APPROVAL OF MINUTES:***

#### ***Regular Meeting – August 7, 2014***

John Williams made a motion to approve the minutes. Dennis Chambers seconded the motion and the motion. A Roll Call Vote was taken: Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Paul Mattessich – Aye.

### ***COMMENTS FROM THE PUBLIC:***

Vice Chair Kowalik opened the meeting to public comment. She said comments on agenda items should be held until the matter was opened but that other comments could be made now. Hearing no comments from the public, Vice Chair, Kowalik closed the meeting to public comment.

### ***COURTESY REVIEW:***

#### ***App# 2014-13 Capital Project-Rowan Athletic Fields-US Route 322 and Neale Rd.(Block 2.02 Lots 1,1.01, 1.02, 2, 3, 4, 5&6.***

Melissa Wheatcroft ,Associate General Counsel, Rowan University and Edward P Brady, P.E. Taylor Wiseman and Taylor presented their plans for the development of practice and multipurpose fields in Harrison Township. The plan consists of two mulitipurpose fields, a jumping area and a throwing area which will be used for track

## **HARRISON TOWNSHIP JOINT LAND USE BOARD**

### **REGULAR MEETING**

**August 21, 2014**

**Page 2 of 6**

---

practice and events. Throwing fields will be used for competition 2 times per year. The multipurpose fields will be primarily for practice. The parking will be sufficient due to the fact that the athletes will utilize a shuttle to the practice fields. The Rowan security will oversee the property. The plans contain a 16 x 16 slated fenced enclosure which will house the port-o-johns. There will be black decorative fencing in the front of the property facing 322 and black chain link around the remaining area. The fields will be ready for the Spring season. The Board requested more detail with the lighting plan. Ms. Wheatcroft agreed to have the details of the lighting fixtures to the Board engineer prior to beginning the work on the fields this Fall.

#### ***NEW BUSINESS:***

***Consistency Review - Review of Proposed Amended Redevelopment Plan for Block 24, Lots 2.01, 3, 6, 7, 8 and 9 and Block 24.01, Lot 1, entitled "Richwood Amended Redevelopment Plan, Harrison Township, New Jersey (Northside Commercial Redevelopment Area)".***

Vice Chair Kowalik read the consistency review titles by name. Emily Givens introduced the proposed plans which were originally adopted in 2012. She said that the purpose of the review is for the Board to decide if the plan is consistent with the Master Plan and if the plan is consistent with plans of our neighboring municipalities. Mr. Van Hise swore in Mr. Melvin. Ms. Givens then stated that the ordinance was introduced at the last Township Committee Meeting. The Resolution will be the official report should the Board choose to adopt it and make the recommendation back to Township Committee. She stated that Mr. Melvin provided a memo to the Board stating his reasons supporting that the Northside Commercial Redevelopment Area and the Southside Commercial Redevelopment Area are both substantially consistent with the Master Plan.

Mr. Melvin began by providing background on the original plan. He stated that years ago when the plan was introduced, it was one plan with many different components. It was approximately 360 acres called the interior Richwood Redevelopment Area. In the plan there was a program for housing, a program for walkable commercial and a program for a larger format shopping center development. Two of those components, the Northside Redevelopment Area and the Southside Redevelopment Area are both larger format shopping centers. The other components may be before the Board at a later date. The other components also include 1,200 potential market housing units and additional affordable housing units. There is a requirement for approximately 90 acres of public open space, approximately 8.5 acres of institutional space, an area for a regional park and an area for an elementary school. All of these are still in the overall plan.

The Northside Commercial Redevelopment Area will be a shopping area of approximately 390,000 square feet. In the amendment, the buildings have been reconfigured to create a better "bounce" which is a term used to describe the habits of shoppers bouncing from one shopping area to another. There is a common parking area in the middle of the complex. This is different than the previous plan and it addresses changing market conditions since last time. This also creates flexibility for the town and

## **HARRISON TOWNSHIP JOINT LAND USE BOARD**

### **REGULAR MEETING**

**August 21, 2014**

**Page 3 of 6**

---

makes certain that the plan can come to fruition in the timeframe expected. The plan contains a tremendous amount of effort in articulating architecture to create a specific high quality look that is uniquely Harrison. A lot of effort was put into the design standards and architecture for durability, timelessness and quality. There are two drive through establishments allowed but will maintain the same quality. As for its consistency with the Master Plan, that is explained in detail in the memo dated August 19 and embedded throughout the plan as well. The Master Plan encourages mixed uses such as residential, commercial industrial to create a well integrated community. The Plan is also consistent with the county and neighboring plans.

***Consistency Review - Review of Proposed Amended Redevelopment Plan for Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, and Block 23, Lots 1 and 1.01, entitled "Richwood Amended Redevelopment Plan, Harrison Township, New Jersey (Southside Commercial Redevelopment Area)".***

Mr. Melvin continued by stating that the Southside has much of the same testimony, however, there are some significant changes to the plan. The site plan has changed. The program has proposed 407,000 square footage of retail space. There will be one anchor of up to 150,000 square feet. That anchor would be allowed to have accessory gasoline facility which was not permitted in the last plan. No drive through establishments will be on this side. One thing that is unique to both is that they both represent gateway elements, which is another reason so much was put into the architecture design. In the previous plan there were two anchors and now there is one anchor. With respect to its consistency with the Master Plan, details are recorded in a memo dated August 19 2014 reviewed the Master Plan. Similarly to the Northside, it meets the goals and objectives of the Master Plan to create a well integrated community.

John Williams made a motion to go to the public and Dennis Chambers seconded the motion. Seeing that there were no comments from the public, John Williams made a motion to close to the public. Dennis Chambers made a motion to accept the Northside Plan as being consistent with the Master Plan. John Williams seconded the motion. A roll call vote was taken: Vice Chair Kowalik--Aye; Dennis Chambers--Aye; Steve Dickson--Aye; John Williams--Aye; Kristin Ross--Aye; Dennis Bonnani—Aye; Mayor Manzo--Aye; Committeeman Diggons--Aye; Paul Mattessich—Aye.

Dennis Chambers made a motion to accept the Southside Plan as being consistent with the Master Plan. John Williams seconded the motion. A roll call vote was taken: Vice Chair Kowalik--Aye; Dennis Chambers--Aye; Steve Dickson--Aye; John Williams--Aye; Kristin Ross--Aye; Dennis Bonnani—Aye; Mayor Manzo--Aye; Committeeman Diggons--Aye; Paul Mattessich—Aye.

***Review of Redevelopment Plan for Block 34. Lots 43 and 44, Block 34.03, Lot 43, Block 57, Lot 1, and the former Walters Road right of way between Mullica Hill Road and Theresa Drive."***

Mr. Melvin began by reviewing the investigation. The plan is set up for a professional

**HARRISON TOWNSHIP JOINT LAND USE BOARD**

**REGULAR MEETING**

**August 21, 2014**

**Page 4 of 6**

---

medical building or professional office. He provided details on how the plan is consistent with the Master Plan. John Williams made a motion to go to public and Dennis Chambers seconded the motion.

**Chris Knisley 72 North Main St.**

Mr. Knisley had a question on the drainage basin and Mr. Melvin's terminology. The basin will be an amenity which means it has aesthetic qualities for those who will drive and walk by the basin. In addition, it will serve the purpose of managing storm water and flood control but with landscaping and design that promotes a better environment.

Seeing that there were no further questions or comments from the public, Dennis Chambers made a motion to close to public, John William seconded the motion and the Board agreed unanimously. The Board set a date for the Public Hearing for September 4<sup>th</sup> 2014.

**MEMORIALIZING RESOLUTIONS:**

**A. *Resolution 25-2014 – Resolution of the Harrison Township Joint Land Use Board Approving Bulk Variances to Construct a 10' Fence Around a Residential Tennis Court on Property Known as 5 Hunters Creek Circle (Block 31.03, Lot 24)***

Vice Chair Kowalik read Resolution 25-2014 by title. John Williams made a motion to adopt the resolution. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Paul Mattessich—Aye.

**B. *Resolution 26-2014 Resolution of the Harrison Township Joint Land Use Board Regarding the Richwood Amended Redevelopment Plan Northside Commercial Redevelopment Area (Block 24 Lots 2.01, 3, 6, 7, 8, 9, and Block 24, Lot 1)***

Vice Chair Kowalik read Resolution 26-2014 by title. John Williams made a motion to adopt the resolution. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Mayor Manzo – Aye; Committeeman Diggons--Aye; Paul Mattessich—Aye.

**C. *Resolution 27-2014 Resolution of the Harrison Township Joint Land Use Board Regarding the Richwood Amended Redevelopment Plan Southside Commercial Redevelopment Area (Block 2 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 and Block 23 Lots 1 and 1.01 )***

Vice Chair Kowalik read Resolution 27-2014 by title. John Williams made a motion to adopt the resolution. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Vice Chair Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John

**HARRISON TOWNSHIP JOINT LAND USE BOARD**  
**REGULAR MEETING**  
**August 21, 2014**  
**Page 5 of 6**

---

Williams – Aye; Kristin Ross – Aye; Dennis Bonnani – Aye; Mayor Manzo – Aye;  
Committeeman Diggons--Aye; Paul Mattessich—Aye.

***SCHEDULE FOR PUBLIC HEARINGS:***

Schedule is as shown on the agenda.

***STATUS OF CURRENT PROJECTS:***

The 322 bridge project is well ahead of schedule. The tunnel structure is close to completion as well. The road is scheduled to be open before school. The retention pond for the Mullica Gardens Assisted Living has been improved with a split rail fence instead of chain link.

***REPORT FROM TOWNSHIP COMMITTEE:***

There is no report.

***REPORT FROM ECONOMIC DEVELOPMENT COMMISSION***

There is no report.

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

There is no report.

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

There is no report.

***COMMENTS FROM THE PUBLIC:***

**Chris Knisley 78 North Main.**

Mr. Knisley brought in two bags of rocks showing the color of the sidewalks in town. He commented on the sidewalks that are gray and not Jersey Tan stating that several Boards prefer Jersey Tan.

**Robert Schumann 74 North Main.**

He questioned if there were any plans to extend a sidewalk from Main St. to the Pond. Dennis Chambers stated that it is something that will be examined in the future.

***COMMENTS FROM THE BOARD:***

***PAYMENT OF THE BILLS:***

**HARRISON TOWNSHIP JOINT LAND USE BOARD**

**REGULAR MEETING**

**August 21, 2014**

**Page 6 of 6**

---

Ms. Quast stated that all bills are from escrow. John Williams made a motion to pay the bills and Dennis Chambers seconded the motion. The Board agreed unanimously

***ADJOURNMENT:***

As there was no further business to be addressed, Dennis Chambers made a motion to adjourn the meeting. John Williams seconded the motion and the motion was carried by a unanimous vote. Vice Chair Kowalik adjourned the meeting at 8:31 p.m.

Respectfully submitted,

Cyndi Quast  
Joint Land Use Board Secretary