

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
JANUARY 19, 2012
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Chairman Joseph Pacera called the meeting to order at 7:33 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 (arrived at 7:36 p.m.); Dennis Chambers; Steve Dickson; John Williams; Dennis Bonanni; Louis Manzo; and Paul Donahue, Alternate #3. Absent: Fran Plitt; Matt Diggons; Bill Madara, Alternate # 1; and Paul Mattessich, Alternate #2.

Others present: Joan Adams, Esq., Joint Land Use Board Solicitor; Robert F. Melvin, Joint Land Use Board Planner from Group Melvin Design; and Susanne H. Rhudy, Joint Land Use Board Secretary.

OPEN PUBLIC MEETINGS ACT:

Ms. Rhudy 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 Gloucester County Times and posted in the municipal building on January 6, 2012."

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MINUTES:

***Regular Meeting – January 5, 2012
Reorganization Meeting – January 5, 2012***

Dennis Bonanni made a motion to approve both sets of 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. Hearing no comments from the public, Chairman Pacera closed the meeting to public comment.

PUBLIC HEARINGS:

Review of Redevelopment Plan – Block 59 Lots 12.01, 13, 14 and 17

Mr. Melvin said this topic was discussed at the last meeting and he prepared the redevelopment plan based on the Board's preference. On the left side of the site, 11 single family homes are shown and on the right side is a one-story assisted living facility with a maximum permitted size of 50,000 square feet. The 30.5 acres to the rear would be dedicated to open space. The plan shows the buffer and setback requirements, the frontage

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on Route 322 showing a 50 foot setback and landscape buffer. Mr. Melvin discussed other buffer requirements and lot size. The building setback for the assisted living facility is 200' from Mullica Hill Road and 100' from the side lines. He said the storm water basin will not be in the front setback. Chairman Pacera noted that the plan shown is a concept plan, would still have to be engineered, and the basin location could change. Mr. Melvin said architectural standards are called out in the plan for both types of uses. He said the buffers should be designed at site plan, but the intent is to soften the views of the new structures from the existing residences. Mr. Melvin discussed the street and site lighting standards. He said the plan states that the final design for the buildings and the site is subject to the Board's review and approval. The Board discussed the facades of the residential structures. The Board discussed the potential DOT basin on the assisted living facility site and the DOT's stated willingness to share their basin with the site use. Mr. Melvin said the plan does not prohibit the relocation of features such as the basins, driveways or roadways should the engineering needs so require.

Nancy Kowalik made a motion to open the meeting to public comment. Dennis Chambers seconded the motion and Chairman Pacera opened the meeting to public comment.

Pete Sparacino, 7 Kayla's Way: Mr. Sparacino asked about the buffer along the assisted facility site. Mr. Melvin said much of the design depends on the engineering of the site. Chairman Pacera said the final design would be done at site plan but the intent would be to create a dense screen between the existing residences and the assisted living facility. Mr. Sparacino asked how the bike path will be connected to Kayla's Way and Chairman Pacera said that would be dealt with at site plan. He said the lighting impact to the neighbors would be kept to a minimum and would also be looked at during site plan. Mr. Sparacino asked who would own the open land at the rear. Chairman Pacera said it would likely be owned by a land trust or other entity in perpetuity. Chairman Pacera reminded Mr. Sparacino that the Board recommends the plan to Committee, but that Committee can change and modify the plan. Mr. Sparacino noted that the plan states the residential portion prohibits fencing and storm water management areas in the buffer and the assisted living facility should have the same requirement. The plan will be amended. Mr. Melvin explained what the property management plan would cover.

Hearing no further comments, Nancy Kowalik made a motion to close the meeting to public comment. Dennis Chambers seconded the motion and Chairman Pacera closed the meeting to public comment.

Dennis Chambers made a motion to recommend the redevelopment plan to Township Committee with the modifications. Nancy Kowalik seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Paul Donahue – Aye.

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ADMINISTRATIVE DESIGN CHANGE REQUESTS:

Mullica Lake Estates

Kathie Renner, Esq. appeared on behalf of the applicant. She said the applicant is requesting an administrative change to the underlying approval for the property which was just discussed in the redevelopment plan. Ms. Renner said the state's timing of their planned improvements to Route 322, and the land they have requested from the property owner, affects the underlying approval. The applicant is requesting that the Board grant them the ability to phase the project in two separate phases. Their concern is with proposed Phase 1 where the state plans to put the basin. Even if there are glitches or problems with Phase 1, the other phase would not be affected and the underlying approval preserved. Ms. Renner said the applicant understands they are under agreement regarding the back piece. She said they hope the Stewart Trust is able to provide funding for the purchase and that ultimately it would be the Township that owns it. Chairman Pacera said the state had recently agreed to share the basin with the property owner. Ms. Renner said Phase 1 is really an independent development with its own road.

Ms. Adams swore in Tim Kernan, applicant's engineer. Mr. Kernan said he believed that the drive entrance to the assisted living facility did not have to be aligned with the street across Route 322. The assisted living facility is a low impact use and would not have a great impact on traffic. Chairman Pacera said this issue of the basin is holding up the state's dam project and they have requested that the Township work with the applicant. Ms. Adams said the underlying approval is protected under the permit extension act until December 31, 2012. Ms. Renner agreed that any change tonight would not extend the approvals beyond that date.

Nancy Kowalik made a motion to open the meeting to public comment. Dennis Bonanni seconded the motion and Chairman Pacera opened the meeting to public comment. Ms. Adams swore in the following members of the public:

Pete Sparacino, 7 Kayla's Way: Mr. Sparacino asked for an explanation of the subject. Ms. Renner said the administrative change requested would permit the two phases to be developed independent of each other.

John Oponik: Mr. Oponik asked if this is the same plan which was just discussed and Ms. Renner said it is different. Ms. Adams said the plan on display is the plan for the residential subdivision approved some years ago and the approval remains viable. Chairman Pacera said it should be clear that if the redevelopment plan falls apart, the underlying plan could be built in two phases and is still very much a potential development. Ms. Renner said if the phasing is approved by the Board tonight, they will agree to give the rights to portions of the property to the State so they can move forward with their plans.

Kristen Robinson, 151 Mullica Hill Road: Ms. Robinson asked what would be the chance, if the phasing was approved, and if the assisted living facility was built in phase 1, and the redevelopment falls through on the rest of it, that the remainder would be

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developed with houses per the underlying plan. Chairman Pacera said if the redevelopment moves forward, there will be a written redevelopment agreement between the Township and the redeveloper which states that it will be developed per the redevelopment plan. He said Township Committee can modify and change the plan. Ms. Renner said a decision is not expected from the Stewart Trust on the funding for a few months.

Hearing no further comments, Nancy Kowalik made a motion to close the meeting to public comment. Dennis Bonanni seconded the motion and Chairman Pacera closed the meeting to public comment.

Dennis Bonanni made a motion to grant the administrative change request for phasing. Nancy Kowalik seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Paul Donahue – Aye.

NEW BUSINESS:

2012 Recreational Trails Program Application

Mr. Melvin said the Township can apply for a grant for the construction or maintenance of trails. The maximum grant is \$25,000 and the application is due February 15th. The Township must match the grant 20% through cash or in-kind contributions. After discussion the Board asked Mr. Melvin to complete the grant application for maintenance and rehabilitation of existing trails at William Wilt Field and the addition to the soccer complex. Mr. Melvin will coordinate with Mr. Chambers.

MEMORIALIZING RESOLUTIONS:

Resolution No. 9-2012 - A Resolution Granting Bulk Variances For The Development Of Block 64 Lot 19 With An Office And Two Classrooms For The Chabad Jewish Center

Chairman Pacera read Resolution 9-2012 by title. Nancy Kowalik made a motion to adopt the resolution. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye.

Resolution No. 10-2012 - A Resolution To Grant Preliminary Site Plan Approval Variance And Design Waiver To Permit The Construction Of A Solar Array On The Premises Of The Friends School Block 69 Lot 14

Chairman Pacera read Resolution 10-2012 by title. Nancy Kowalik made a motion to adopt the resolution. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye.

Resolution No. 11-2012 - Resolution To Recommend To The Governing Body Of The Township Of Harrison The Redevelopment Plan Proposed For Block 59 Lots 12.01, 13, 14 And 17 Commonly Known As The Akrou Property

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Chairman Pacera read Resolution 11-2012 by title. Nancy Kowalik made a motion to adopt the resolution. Dennis Chambers seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; John Williams – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Paul Donahue – Aye.

SCHEDULE FOR PUBLIC HEARINGS:

Chairman Pacera said the Friends School would be heard on February 2nd.

STATUS OF CURRENT PROJECTS;

Chairman Pacera said Richwood Town Center sewer and redevelopment agreements are moving forward.

REPORT FROM TOWNSHIP COMMITTEE:

There was no report.

REPORT FROM EDC:

There was no report.

REPORT FROM PLANNING BOARD PLANNER:

There was no report.

COMMENTS FROM THE PUBLIC:

There were no comments.

COMMENTS FROM THE BOARD:

There were no comments.

As there was no further business to be addressed, Nancy Kowalik made a motion to adjourn the meeting. Steve Dickson seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 8:22 p.m.

Respectfully submitted,

Susanne H. Rhudy
Joint Land Use Board Secretary