

**HARRISON TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
JANUARY 5, 2012
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Chairman Joseph Pacera called the meeting to order at 7:31 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; Fran Plitt; John Williams; Dennis Bonanni; Louis Manzo; Matt Diggons; Bill Madara, Alternate # 1; Paul Mattessich, Alternate #2; and Paul Donahue, Alternate #3.

Others present: Joan Adams, Esq., Joint Land Use Board Solicitor; Robert F. Melvin, Joint Land Use Board Planner from Group Melvin Design; Justin Gibson, Joint Land Use Board Engineer from Pennoni Associates, Inc.; 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 on the bulletin board in the municipal building on January 7, 2011."

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MINUTES:

Regular Meeting – December 15, 2011

Nancy Kowalik made a motion to approve the minutes. Steve Dickson seconded the motion and the motion was approved unanimously.

Zoning Board Meeting – November 30, 2011

Nancy Kowalik 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. Hearing no comments from the public, Chairman Pacera closed the meeting to public comment.

NEW BUSINESS:

Discussion of Redevelopment Ideas for Block 59 Lots 17, 14, 13 and 12.01

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Mr. Melvin said his firm was asked to develop some conceptual ideas for the use of this property which was designated as an area in need of redevelopment. He said the site is approved for 40 single family homes and the Township is in the process of applying for a grant to purchase approximately 35 acres in the back. Mr. Melvin discussed the three different scenarios. The first scenario encompasses 30,000 s.f. of professional office space and 42 townhouse units. The second scenario encompasses 11 single family homes and an assisted living facility sized for approximately 70 beds. The third scenario shows 80 townhouses. In all of the scenarios, the 35 acres in the back would be preserved. Mr. Melvin discussed the impact on schools and infrastructure from each of the three different uses, and compared the impact on adjoining property owners by the approved subdivision and the proposed uses.

Mr. Melvin said the concept plans also show potential walking connectivity from the developments to the Main Street area. He said the DOT will be using a part of the right side area for a basin for the dam project. The Board discussed whether the basin would have a fence in accordance with the Township's standards and asked that the Township Solicitor contact the DOT regarding the aesthetic look of the basin and confirm the surrounding fence will be black. Chairman Pacera said the Board will discuss the three different scenarios presented by Mr. Melvin and select the one for him to use in preparing a redevelopment plan.

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

Vince Gangemi, Sr., 508 Angie Place: Mr. Gangemi said that years ago the Board used the number of 2 children from every house for school planning. Mr. Melvin said the demographics have changed over the years and that number is now 1.4 children.

John Oponik: Mr. Oponik asked about the basin in the front and asked if it is related to the dam in the back which is no longer there. Mr. Melvin said the concept plan is not engineered. He said the wetland line and creek line is shown on the concept plan.

Kristen Robinson, 151 Mullica Hill Road: Ms. Robinson said the tax records state her house was built in 1958; it was actually built in 1929 and she is having the records corrected. She is in the process of applying to place her house on the national historic registry. She said she wanted the Board to be aware of the historic nature of the house. Ms. Robinson said she preferred the concept with the assisted living facility and the 11 single family homes. Mr. Melvin said that under the redevelopment designation, the Board would have more input in the building materials used and the architecture. He said the assisted living facility is shown as a one story building with possible "pop-ups". Chairman Pacera explained the process of redevelopment.

Pete Sparacino, 7 Kayla's Way: Mr. Sparacino confirmed that all of the property is owned by one person. Chairman Pacera explained how the Township proceeds on

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working with a landowner on a redevelopment project. He said the underlying subdivision approvals are still valid, but the developer would have the ability to develop according to the redevelopment plan. The current economic conditions are favorable for developing the assisted living facility. Chairman Pacera said the Board will direct their Planner to prepare a report for the scenario they prefer and that plan will then be forwarded to the Governing Body for their action. Mr. Sparacino said he preferred the scenario with the assisted living facility.

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.

The Board voted unanimously to have Mr. Melvin's firm prepare a redevelopment report, using scenario two with the assisted living facility and eleven single family homes, with particular attention to the architectural details of both, the landscaping buffers, and possibly combining the basins, for the Board to review at the January 19th meeting.

Approval of Group Melvin Design Proposals:

***Redevelopment Plan - Block 59 Lots 17, 14, 13 and 12.01
Redevelopment Preliminary Investigation – Block 4 Lot 1
Redevelopment Plan – Block 4 Lot 1***

Nancy Kowalik made a motion to approve the three proposals. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Abstain; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; Fran Plitt – Aye; John Williams – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

MEMORIALIZING RESOLUTIONS:

There were no resolutions submitted for memorialization.

SCHEDULE FOR PUBLIC HEARINGS:

Chairman Pacera said the Akrouit redevelopment plan would be heard on January 19th.

STATUS OF CURRENT PROJECTS;

Chairman Pacera said the major project continues to be the Richwood Town Center.

REPORT FROM TOWNSHIP COMMITTEE:

Mayor Manzo said the bypass will be officially opened on Wednesday, January 11th at 12:30 p.m. The new trash collection system began with the new year. Committee's

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reorganization was held last night and the award winning Clearview vocale ensemble sang at the meeting.

REPORT FROM EDC:

There was no report.

REPORT FROM PLANNING BOARD ENGINEER:

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:

Chairman Pacera welcomed everyone to the Board.

PAYMENT OF THE BILLS:

Ms. Rhudy said all the bills were from escrows. Nancy Kowalik made a motion to pay the bills. John Williams seconded the motion and a Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Dennis Chambers – Aye; Steve Dickson – Aye; Fran Plitt – Aye; John Williams – Aye; Dennis Bonanni – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

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 8:37 p.m.

Respectfully submitted,

Susanne H. Rhudy
Joint Land Use Board Secretary