

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
JANUARY 6, 2011  
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Chairman Joseph Pacera called the meeting to order at 7:30 p.m. The meeting was held at the Municipal Building with the following Planning Board members present: Chairman Joseph Pacera; Vice Chairman Jack McElwee; Nancy Kowalik; Santo Maccherone; Steve Dickson; Louis Manzo; Matthew Diggons; Mark Reidenauer, Alternate #1; and Bill Madara, Alternate #2. Absent: Niki Trunk.

Others present: Joan Adams, Esq., Planning Board Solicitor; Robert F. Melvin, Planning Board Planner from Group Melvin Design; Justin Gibson, Planning Board Engineer from Pennoni Associates, Inc.; and Susanne H. Rhudy, Planning 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 8, 2010."

***FLAG SALUTE:***

Chairman Pacera led in the salute to the flag.

***APPROVAL OF MINUTES:***

***Regular Meeting – December 16, 2010***

Jack McElwee made a motion to approve the minutes. Nancy Kowalik 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:***

***Proposed Solar and Wind Energy Ordinances***

Mr. Melvin said draft ordinances had been distributed to the Board previously. He gave the Board photographic images of styles of wind turbines. The Board discussed whether wind turbines are economically viable in this area and discussed putting an article in the Township newsletter suggesting that residents investigate the viability

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before investing in a wind installation. Mayor Manzo said he would write an article and send it to Mr. Melvin and Ms. Adams for their input. Ms. Adams discussed how the inherently beneficial criteria of alternative energy sources apply to aesthetic standards. Mr. Melvin discussed the height of wind turbine installations. The Board discussed specifics of large solar array installations and the fencing and buffering of the installations. Mr. Melvin will determine what the SADC requires for a buffer and make sure it is consistent with the size buffer the Board prefers. The Board discussed whether or not bonding should be required for solar array installations. They also discussed telephone/light pole mounted solar panels and regulating the type of telephone poles. The Board discussed roof mounted versus ground mounted arrays, the minimum lot size which should be required for a private ground mounted array, and the possibility of several residences establishing one array for shared use.

Jack McElwee made a motion to open the meeting to public comment. Matt Diggons seconded the motion and Chairman Pacera opened the meeting to public comment.

**Bill Heritage, 126 Richwood Road:** Mr. Heritage said that even if an array is shared by a group, it would still be regulated by meters. He said an array on farmland could help offset the farmer's operating costs.

**Pablo Bianchi, 400 Bishop Road:** Mr. Bianchi said a new wind turbine was just introduced which runs at 2 mph and the technology in turbines is advancing. He said turbines can generate power all the time unlike solar arrays. He asked the Board to consider these things before placing restrictions on turbines.

Mr. Melvin will make amendments to the proposed ordinances and the Board will review at a future meeting.

**MEMORIALIZING RESOLUTIONS:**

***Resolution No. 9-2011 - A Resolution Granting Approval Of Minor Subdivision Of Lands Designated As Block 17 Lot 4.01 On The Tax Map Of Harrison And Area And Front Yard Variances (Lawrence)***

Chairman Pacera read Resolution 9-2011 by title. Jack McElwee made a motion to adopt the resolution. Nancy Kowalik seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Bill Madara – Aye.

***Resolution No. 10-2011 - Resolution To Memorialize The Approval Of An Administrative Amendment To The General Development Plan For Development Project Currently Known As The Richwood Town Center***

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Chairman Pacera read Resolution 10-2011 by title. Jack McElwee made a motion to adopt the resolution. Nancy Kowalik seconded the motion. Mr. McElwee asked that it be added to the resolution that the applicant shall meet with the subcommittee before the March 3<sup>rd</sup> deadline. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Bill Madara – Aye.

***Resolution No. 11-2011 - A Resolution Granting A Modification Of The Final Major Site Plan Approval For Land Designated As Block 22 Lot 14 To Permit The Installation Of A Solar Array To Service The Richwood United Methodist Church***

Chairman Pacera read Resolution 11-2011 by title. Jack McElwee made a motion to adopt the resolution. Nancy Kowalik seconded the motion. Mr. Melvin said the applicant has not yet discussed the landscaping plan with him. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Bill Madara – Aye.

Chairman Pacera said the January 20<sup>th</sup> meeting would be cancelled.

***STATUS OF CURRENT PROJECTS:***

Chairman Pacera said the Richwood Town Center project continues.

***REPORT FROM TOWNSHIP COMMITTEE:***

Mayor Manzo said Committee reorganized last night. The Walters Road/Teresa Drive entry should be finished in the next two to three weeks. Mr. McElwee asked about a left turn lane on Route 322 eastbound at the bypass intersection. Mr. Moore of Pennoni said the warrants were done and the left turn lane is not warranted yet. He said the County will be doing recounts on the intersection and he will follow up with the County. Mayor Manzo said preconstruction meetings for the bypass construction will be held tomorrow. The timing of the intersection construction will be determined soon. Mayor Manzo said the light at the Tomlin Station and Route 322 intersection is underway.

***REPORT FROM EDC:***

Chairman Pacera said EDC members attended the Merchants Association meeting. They gave the EDC a list of the properties which will allow the parking signs to be placed. The Merchants Association requested that a “Welcome to Historic Mullica Hill” sign be placed on Route 322 across from the Harrison House.

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***REPORT FROM ZONING BOARD:***

Ms. Kowalik said the Zoning Board approved the site plan for Tori's Cleaners.

***REPORT FROM ENVIRONMENTAL COMMISSION:***

Chairman Pacera said he spoke with the Environmental Commission chair about their site plan reviews.

***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:***

Mr. McElwee said Route 322 over the Mullica Hill Pond will be improved after the bypass is completed. He said the AdHoc Committee applied for a grant for an aerator for the Pond. Mayor Manzo said he would follow up with the State on the status of the grant.

As there was no further business to be addressed, Santo Maccherone made a motion to adjourn the meeting. Jack McElwee seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Susanne H. Rhudy  
Planning Board Secretary