

**HARRISON TOWNSHIP PLANNING BOARD
REGULAR MEETING
DECEMBER 1, 2011
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Chairman Joseph Pacera called the meeting to order at 7:32 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 (arrived at 7:33 p.m.); Santo Maccherone; Steve Dickson; Louis Manzo; Matthew Diggons (arrived at 7:53 p.m.); 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 7, 2011."

FLAG SALUTE:

Chairman Pacera led in the salute to the flag.

APPROVAL OF MINUTES:

Regular Meeting – November 3, 2011

Jack McElwee made a motion to approve the minutes. Steve Dickson 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:

Alteris Renewables, Inc.

John Falciani, Esq. appeared on behalf of the applicant. He said Alteris is the solar developer of the project for the Mullica Hill Friends School. Ms. Adams said the lots needed to be consolidated before the Board can open the public hearing and that has not been done yet. She said the Board can consider the completeness of the application tonight. Mr. Falciani said the deed has been prepared and will be recorded.

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Mr. Gibson reviewed his completeness letter dated November 15th. Mr. Falciani agreed to supply the additional information indicated in Mr. Gibson's letter. Ms. Adams swore in Bruce McKenna, applicant's engineer, land surveyor and planner. Mr. McKenna confirmed that the information requested by Mr. Gibson will be supplied. The Board indicated that they wished to have information on the access rights to the array area and the buffering of the site. Mr. McKenna said this would be discussed at the hearing. Mr. Falciani confirmed that the title report had been submitted with the application. Mr. McKenna said the power generated will be used totally by the school for their operations.

Jack McElwee made a motion to grant the waivers and deem the application complete. 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; Mark Reidenauer – Aye; Bill Madara – Aye.

Ms. Adams advised the public that the public hearing would be held on December 15, 2011 at 7:30 in the courtroom. She said the public would receive no further notice of the hearing.

Review of Preliminary Investigation Report of Block 59 Lots 17, 14, 13 and 12.01 as Areas in Need of Redevelopment

Mr. Melvin discussed his preliminary investigation report which was prepared at the request of the Township Committee. He said if this phase of the process is approved and forwarded to Committee, the next phase would be the preparation of a redevelopment plan.

Mr. Melvin discussed the history of the parcels which included approval for a 40 unit residential development. He said Hess Lake goes through the property but the dam collapsed and the lake is not there anymore. Mr. Melvin discussed the criteria for a redevelopment designation and concluded that it meets four of the criteria: dilapidated buildings; obsolete layout of the land including lack of circulation; underutilization of the parcel; and smart growth reasons. He said it is his professional opinion that the area qualifies as an area in need of redevelopment.

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 said his property backs up to the area. He said the property is mostly open ground without buildings. He said this is a unique area and encouraged the Board to keep it as open space. Chairman Pacera said the Committee is working on obtaining the rear parcel behind the stream through the Stewart Trust for preservation and this is one reason the whole area is being looked at for redevelopment. The planned trail system would go through there. He said the development of the front parcels is yet to be discussed. Mr. Sparacino said there has been a lot of

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development around them, including the soccer fields and the bypass and asked the Board to take into consideration the impact on their development. Chairman Pacera advised him that the DOT is going to be putting a detention basin along Route 322 on one of the parcels.

Matt Opinick: Mr. Opinick said that during the development hearings a naturalist spoke of the endangered species on the site. Chairman Pacera said the Board denied that approval, the applicant sued, and the Board settled the lawsuit with the approval. He said the current approvals are in place and the developer could go forward with them. The Township approached the landowner about the possibility of obtaining the rear area. Mr. Melvin explained the purpose of redevelopment.

Kristen Robinson, 151 Mullica Hill Road: Ms. Robinson said she owns the house in the middle of the area. She said redevelopment would change the area and she has offered to buy some of the land from the owner. She said she is pleased to learn of the proposed trail system.

Chris Knisely, 72 North Main Street: Mr. Knisely asked the Chairman to explain the Stewart Trust. He said the Stewart Trust had helped the Township purchase two other parcels. Chairman Pacera said the Stewart Trust is active in preserving land adjacent to waterways.

Pete Sparacino, 7 Kayla's Way: Mr. Sparacino asked if a plan for the trail system is available and Chairman Pacera said it should be ready in 2012.

Steve Barlage, 26 Red Oak Drive: Mr. Barlage asked if the trail system would tie in with the trails promised by the County as part of the bypass. Chairman Pacera said the County did provide a gravel area for a trail that could go under the bypass. Another likely connector would be along the old railbed with a crossing at the future traffic light where Walters Road intersects with the bypass.

Pete Sparacino, 7 Kayla's Way: Mr. Sparacino asked several questions about details of finishing the bypass and Chairman Pacera said he could ask them now since the Mayor was present. Mr. Sparacino made his comments and the Committee will carry them forward to the County engineer.

Hearing no further comments, Chairman Pacera closed the meeting to public comment.

Jack McElwee made a motion to recommend to Township Committee that the area be designated as an area in need of redevelopment. 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; Mark Reidenauer – Aye; Bill Madara – Aye.

MEMORIALIZING RESOLUTIONS:

Resolution No. 41-2011 - A Resolution Granting A Site Plan Waiver For The Development Of Block 64 Lot 19 With An Office And Two Classrooms For The Chabad Jewish Center, Inc.

Chairman Pacera read Resolution 41-2011 by title. Ms. Adams said the resolution does not specify the number of parking spaces needed since Mr. Melvin did not do his calculations until after the hearing, but the resolution addresses the need for the variance. Mayor Manzo suggested that the applicant's attorney come in to discuss this with the Board on December 15th and asked Ms. Adams to contact him. 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; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye; Mark Reidenauer - Aye.

SCHEDULE FOR PUBLIC HEARINGS:

The schedule for public hearings is as shown on the agenda.

STATUS OF CURRENT PROJECTS;

Chairman Pacera said the Richwood Town Center is moving forward.

REPORT FROM TOWNSHIP COMMITTEE:

Mayor Manzo said the bypass is anticipated to open about December 21st. The South Jersey Hospital facility is officially open now. Mayor Manzo said an ordinance was introduced to combine the Zoning and Planning Boards and asked the Board members to send correspondence to the Committee if they are interested in being considered for membership on the combined Board.

REPORT FROM EDC:

There was no report.

REPORT FROM ZONING BOARD:

There was no report.

REPORT FROM ENVIRONMENTAL COMMISSION:

There was no report.

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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 reminded everyone to come to the tree lighting ceremony tomorrow night. Mayor Manzo explained how it came about that new lights have been put on the tree through private donations.

Mr. McElwee said he had submitted his resignation effective December 31st due to job and educational commitments. The Board thanked him for his service.

PAYMENT OF THE BILLS:

Ms. Rhudy said all of the bills were from escrows. Nancy Kowalik made a motion to pay the bills. Steve Dickson 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; Matt Diggons – Aye; Mark Reidenauer – Aye; Bill Madara – Aye.

As there was no further business to be addressed, Santo Maccherone 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 8:33 p.m.

Respectfully submitted,

Susanne H. Rhudy
Planning Board Secretary