

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MARCH 17, 2011  
Page 1 of 6**

---

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; Nancy Kowalik; Santo Maccherone; Niki Trunk; Steve Dickson; Louis Manzo; and Matthew Diggons. Absent: Vice Chairman Jack McElwee; Mark Reidenauer, Alternate #1; and Bill Madara, Alternate #2.

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 – March 3, 2011***

Matt Diggons 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. Ms. Adams swore in the following members of the public:

**Elliot Heisman, 18 Chatham Lane:** Mr. Heisman said his interest is in the redevelopment designation for 19 East Avenue. He said there is also a resolution on the agenda for the designation and he wondered if the investigation had already been decided. Chairman Pacera said the resolution is prepared ahead of time should the Board decide to recommend the designation, but it doesn't mean the Board is going to do so.

**Chris Knisely, 72 N. Main Street:** Mr. Knisely asked why the word preliminary is used as the title for the investigation. Ms. Adams said the term is used because this is the first step in the process.

**HARRISON TOWNSHIP PLANNING BOARD**  
**REGULAR MEETING**  
**MARCH 17, 2011**  
**Page 2 of 6**

---

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

***PUBLIC HEARINGS:***

***Preliminary Investigation for Determination of an Area in Need of Redevelopment - 161 Colson Lane; Block 38 Lot 6***

Mr. Melvin reviewed the preliminary investigation report and the criteria which qualifies this area as an area in need of redevelopment. He said the two criteria are: the specific topography of the site and the fact that it has not been developed in the past ten years; and the Smart Growth criteria which would be met by locating the anticipated use, senior affordable housing, near the town center. Chairman Pacera confirmed that if this is designated an area in need of redevelopment, another development plan could be approved on the site. Mr. Melvin said it is his professional opinion that the area does qualify as an area in need of redevelopment.

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

**Chris Knisely, 72 N. Main Street:** Mr. Knisely asked if the sewer district property owners would have to absorb the cost of a pump station, if it is determined one is needed, when the need benefits the entire community. Chairman Pacera said the potential developer is planning to raise the elevation of the building to use a gravity system. He said the cost would be borne by the developer.

**Elliot Heisman, 18 Chatham Lane:** Mr. Heisman asked who the potential developer is. Chairman Pacera said the Diocese of Camden is interested in developing the senior affordable housing. He said there is no firm commitment at this point.

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

Nancy Kowalik made a motion to recommend to Township Committee the designation of a portion of Block 38 Lot 6 as an area in need of redevelopment. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***Preliminary Investigation for Determination of an Area in Need of Redevelopment - 19 East Avenue; Block 62 Lot 1***

Mr. Melvin reviewed the preliminary investigation report for Block 62 Lot 1. He discussed the criteria, including the dilapidated structures, abandoned commercial

**HARRISON TOWNSHIP PLANNING BOARD**  
**REGULAR MEETING**  
**MARCH 17, 2011**  
**Page 3 of 6**

---

buildings, obsolete circulation and site layout, the underutilization of the site, and the Smart Growth criteria of promoting walkable communities. He said it is his opinion this area qualifies as an area in need of rehabilitation. Chairman Pacera asked if it is possible to add other parcels to the investigation. He said that due to the configuration of this parcel, adding adjoining parcels would permit a better design of any development. Mr. Melvin said the report can be amended to add other parcels but he thought the Board should proceed with this report as written. Mr. Maccherone asked how many houses could be built there under the current zoning. Mr. Melvin said four to five houses would be possible.

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

**Mark Mickle, 14 Chatham Lane:** Mr. Mickle said the property in question is dangerous and the building at the end of Chatham Lane needs to come down. He said he wants to see Swamp Road unpaved and he doesn't want a through street to Chatham Lane. Chairman Pacera asked Ms. Rhudy to follow up with the Housing Officer on the dangerous building. Chairman Pacera said that he understands Mr. Mickle's concern with the road, but with bypass, there is only one ingress and egress to the area and for safety reasons there should be two. Mr. Melvin said any design should include traffic calming measures.

**Elliot Heisman, 18 Chatham Lane:** Mr. Heisman said it is an odd shaped lot with wetlands and part of it is a creek. Mr. Melvin said a substantial area would not be developable. Chairman Pacera said if it is designated as a redevelopment area, the zoning is relaxed to configure something appropriate for the site. He said there is no firm plan for the parcel and there is no way to say now how many residences could be built there. Mr. Heisman asked when the public gets to voice their input into what goes on the lot. Chairman Pacera said there is no set plan and the neighbors could come up with a plan themselves. Ms. Adams said there would be no specific notice given for the redevelopment plan. Chairman Pacera said the residents would need to stay informed and review agendas prior to meetings to see when the plan is going to be discussed. He said he hoped the Board would look at this within the next few months. Mr. Heisman asked if there was a specific developer looking at the property and Chairman Pacera said Nate Russo is negotiating with the bank but that does not mean he will be the end developer. Mr. Heisman asked if the Township has the right to force acquisition of land to make the one lane dirt road wider. Ms. Adams said the Township always has the right to take roadbeds.

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

Nancy Kowalik made a motion to recommend to Township Committee the designation of Block 62 Lot 1 as an area in need of redevelopment. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MARCH 17, 2011  
Page 4 of 6**

---

Kowalik – Aye; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***NEW BUSINESS:***

***Discussion of Revised Proposed Wind Energy Ordinances***

Chairman Pacera said the discussion on wind energy ordinances would be held to another meeting.

***MEMORIALIZING RESOLUTIONS:***

***Resolution No. 19 - 2011 - A Resolution Recommending The Amendment Of The Codified Land Development Ordinances Of The Township Of Harrison Specifically To Add Definitions And Regulations Pertaining To Solar Energy Systems As Permitted Uses And On Preserved Farmland And To Regulate The Installation Of Solar Energy Systems***

Chairman Pacera read Resolution 19-2011 by title. Nancy Kowalik made a motion to adopt the resolution. Matt Diggons seconded the motion. Ms. Adams said there are separate ordinances under this resolution including the one dealing with the solar arrays on preserved farmland. She also said that there are questions about solar farms taking active farmland out of production but it is an economic decision made by the land owner about whether they want to sell their land for solar farms or for housing developments. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***Resolution No. 20-2011 - Resolution To Memorialize The Approval Of An Administrative Amendment To The General Development Plan For Development Project Currently Known As The Richwood Town Center***

Chairman Pacera read Resolution 20-2011 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; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***Resolution No. 21-2011 - Resolution To Recommend To The Governing Body Of The Township Of Harrison That A Portion Of Block 38 Lot 6 Be Designated As An Area In Need Of Redevelopment.***

Chairman Pacera read Resolution 21-2011 by title. Nancy Kowalik made a motion to adopt the resolution. Niki Trunk seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MARCH 17, 2011  
Page 5 of 6**

---

***Resolution No. 22-2011 - Resolution To Recommend To The Governing Body Of The Township Of Harrison That Block 62 Lot 1 Be Designated As An Area In Need Of Redevelopment.***

Chairman Pacera read Resolution 22-2011 by title. Nancy Kowalik made a motion to adopt the resolution. Niki Trunk seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Santo Maccherone – Aye; Niki Trunk – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***STATUS OF CURRENT PROJECTS:***

Chairman Pacera said the subcommittee will meet on March 22<sup>nd</sup> at 8:00 a.m.

***REPORT FROM TOWNSHIP COMMITTEE:***

Mayor Manzo said all the projects are moving forward. South Jersey Healthcare is scheduled to open in July and a press release was issued. Mayor Manzo said the traffic light at their intersection should be done by then. Chairman Pacera said a press release is being prepared for the Collision Care business.

***REPORT FROM EDC:***

Chairman Pacera said the EDC is buying new flower pots. Two benches have been ordered for the downtown. Ms. Trunk asked for suggestions for locations.

***REPORT FROM ZONING BOARD:***

There was no report.

***REPORT FROM ENVIRONMENTAL COMMISSION:***

There was no report.

***REPORT FROM PLANNING BOARD ENGINEER:***

There was no report.

***REPORT FROM PLANNING BOARD PLANNER:***

Mr. Melvin said if the Board wants additional properties included in the investigation for Block 62 Lot 1, the direction for to do so has to come from the Governing Body to the Board.

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MARCH 17, 2011  
Page 6 of 6**

---

***COMMENTS FROM THE PUBLIC:***

**Chris Knisely, 72 North Main Street:** Mr. Knisely said the Board needed to take a look at Chatham Lane to see how small it is.

***COMMENTS FROM THE BOARD:***

There were no comments from the Board.

As there was no further business to be addressed, Santo Maccherone made a motion to adjourn the meeting. Niki Trunk seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 8:28 p.m.

Respectfully submitted,

Susanne H. Rhudy  
Planning Board Secretary