

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
APRIL 7, 2011  
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Chairman Joseph Pacera called the meeting to order at 7:38 p.m. The meeting was held at the Municipal Building with the following Planning Board members present: Chairman Joseph Pacera; Vice Chairman Jack McElwee; Santo Maccherone; Steve Dickson; Louis Manzo; Mark Reidenauer, Alternate #1; and Bill Madara, Alternate #2. Absent: Nancy Kowalik; Niki Trunk; and Matthew Diggons.

Others present: Joan Adams, Esq., Planning Board Solicitor; Robert F. Melvin, Planning Board Planner from Group Melvin Design; 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 17, 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.

***NEW BUSINESS:***

***Review of Redevelopment Plan for a portion of 161 Colson Lane, Block 38 Lot 6***

Mr. Melvin said the preliminary investigation study was reviewed and approved at the last meeting. The plan being discussed tonight is the document which will govern a redeveloper who wishes to develop the site. Mr. Melvin reviewed the plan and said there would be up to 76 affordable units. The plan requires that there be a community room, a lobby, a covered patio in the rear, outdoor patio in the rear, laundry rooms, and a board room. Ms. Adams explained the function of the redevelopment entity, and that major changes to the redevelopment plan would have to be approved by Township Committee as

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an amended redevelopment plan. Mr. Melvin discussed the permitted architectural style and building materials. He said the parking will be behind the L-shaped building. There will be a bike path along both frontages. The installation of utilities will be the responsibility of the redeveloper and not the Township. Ms. Adams said the plan clearly lays out the requirement for age restricted units to a maximum of 76 units.

Jack McElwee made a motion to open the meeting to public comment. Santo Maccherone seconded the motion and Chairman Pacera opened the meeting to public comment. Hearing none, Jack McElwee made a motion to close the meeting to public comment. Santo Maccherone seconded the motion and Chairman Pacera closed the meeting to public comment.

Jack McElwee made a motion to recommend the redevelopment plan to Township Committee and recommend that the Planning Board be designated as the redevelopment entity. Mark Reidenauer seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Mark Reidenauer – Aye; Bill Madara - Aye.

***MEMORIALIZING RESOLUTIONS:***

***Resolution No. 23-2011 - Resolution Recommending a Redevelopment Plan for a Portion of Block 38 Lot 6 To The Governing Body Of The Township Of Harrison***

Chairman Pacera read Resolution 23-2011 by title. Jack McElwee made a motion to adopt the resolution. Mark Reidenauer seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Mark Reidenauer – Aye; Bill Madara - Aye.

***STATUS OF CURRENT PROJECTS:***

Chairman Pacera said there will be subcommittee meetings regarding the Richwood Town Center. Mr. Melvin said there are parcels in the redevelopment zone which are not under the control of Madison Canuso. He said an amendment to the redevelopment plan is under consideration to clarify the underlying zone for those parcels which will be complimentary to the Town Center.

Chairman Pacera said the Township has a lot of recreation space and open space. He said a plan should be created which will lay out how to best develop that land for recreation, trails, paths, concession stands and such. The cost of this amendment to the Master Plan will be shared equally between Master Plan funds and Recreation Commission funds. Chairman Pacera said recreation and open space needs will be discussed during the preparation of the plan by Mr. Melvin's firm. The Board discussed connecting different existing walking trails with planned trails to create a walking trail system. Santo Maccherone made a motion to authorize up to \$6,000 from the Master Plan fund to pay for the study if the Recreation Commission authorizes payment of the other half of the study. Jack McElwee seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye;

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Jack McElwee – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – Aye;  
Mark Reidenauer – Aye; Bill Madara - Aye.

***REPORT FROM TOWNSHIP COMMITTEE:***

Mayor Manzo said there were concerns expressed with traffic flow at the bypass construction site and Chairman Pacera said he had discussed the issue with the County Engineer who indicated that there would be problems until the construction is finished.

***REPORT FROM EDC:***

There was no report.

***REPORT FROM ZONING BOARD:***

There was no report.

***REPORT FROM ENVIRONMENTAL COMMISSION:***

Mr. Maccherone said there is a new law regulating fertilizer applications. Chairman Pacera said information on this should be included in a future newsletter. Mr. Maccherone said the Commission is preparing articles for the newsletter on various subjects.

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

There was no report.

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

Mr. Melvin said he is moving forward with work on the Town Center.

***COMMENTS FROM THE PUBLIC:***

**Chris Knisely, 72 North Main Street:** Mr. Knisely asked if recreation planning could be coordinated with Rowan University. Chairman Pacera said once the new dean is named it may be possible to discuss this with them.

***COMMENTS FROM THE BOARD:***

Chairman Pacera said work is underway for compliance with the property maintenance requirements. Mr. Maccherone commented on the amount of trash on the roads. Mayor Manzo said there are shared services discussions underway.

Chairman Pacera said the Township is preparing a subdivision for the land on Route 77 and asked the Board for their input.

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***PAYMENT OF THE BILLS:***

Ms. Rhudy said all of the bills were from escrows. Jack McElwee made a motion to pay the bills. Bill Madara seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Jack McElwee – Aye; Santo Maccherone – Aye; Steve Dickson – Aye; Lou Manzo – 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. Jack McElwee seconded the motion and the motion was carried by a unanimous vote. Chairman Pacera adjourned the meeting at 8:52 p.m.

Respectfully submitted,

Susanne H. Rhudy  
Planning Board Secretary