

**HARRISON TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
SEPTEMBER 1, 2011  
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Chairman Joseph Pacera called the meeting to order at 7:36 p.m. The meeting was held at the Municipal Building with the following Planning Board members present: Chairman Joseph Pacera; Nancy Kowalik; Steve Dickson; Louis Manzo; Matthew Diggons; and Bill Madara, Alternate #2. Absent: Vice Chairman Jack McElwee; Santo Maccherone; Niki Trunk; and Mark Reidenauer, Alternate #1.

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 – August 4, 2011***

Nancy Kowalik 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:***

***Joseph DiLio Minor Subdivision***

Ms. Adams swore in Mr. DiLio. Mr. DiLio said he purchased a 5 acre piece of ground to build his own house and he would like to subdivide the parcel into 2 pieces and sell one of them. He said his surveyor was not able to attend. Ms. Adams reviewed the application materials and said the application was complete. Ms. Rhudy confirmed that the property had not been subdivided in the prior three years. Ms. Adams swore in Mrs. DiLio

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and she confirmed that she consented to the subdivision and would sign the application form. Mr. DiLio said there are no wetlands on the lots. Mr. Gibson said the proposed lots meet all of the Township bulk requirements. Ms. Adams told the Board that the subdivision is fully confirming and the applicant has received Gloucester County approval and the block and lot numbers from the Tax Assessor.

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

Ms. Adams reviewed the standard conditions for a minor subdivision approval.

Nancy Kowalik made a motion to grant the minor subdivision. Steve Dickson seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye; Bill Madara - Aye.

**MEMORIALIZING RESOLUTIONS:**

***Resolution No. 33-2011 - A Resolution To Memorialize An Administrative Change To Minor Subdivision Of Block 34 Lot 43 Resolution 17-2011 (Gloucester County bypass right-of-way)***

Chairman Pacera read Resolution 33-2011 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; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye.

***Resolution No. 34-2011 - A Resolution Recommending The Amendment Of The Codified Land Development Ordinances Of The Township Of Harrison Chapter 225 To Amend Section 132 Of Chapter 225 Solar Energy Systems***

Chairman Pacera read Resolution 34-2011 by title. Mr. Melvin discussed some additional amendments to the proposed ordinance. Nancy Kowalik made a motion to adopt the resolution with the amendments to the ordinance as discussed. Matt Diggons seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye; Bill Madara - Aye.

***Resolution No. 35-2011 - A Resolution Recommending The Amendment Of The Codified Land Development Ordinances Of The Township Of Harrison Chapter 174 Major Site Plan, Chapter 176 Minor Site Plans And Chapter 225 Major Subdivision To Require The Use Of Black Design Elements For Streetscape And Design Features***

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Chairman Pacera read Resolution 35-2011 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; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye; Bill Madara - Aye.

***SCHEDULE FOR PUBLIC HEARINGS:***

Chairman Pacera said Madison/Canuso Richwood Village LLC was scheduled for the October 6<sup>th</sup> meeting.

***STATUS OF CURRENT PROJECTS;***

Mr. Melvin said he had a very productive meeting with Madison/Canuso Richwood Village LLC. The signage for the Town Center is still under review. Chairman Pacera said a representative of Cracker Barrel met with Mr. Melvin, Ms. Rhudy and himself to discuss their plan. They were told that the building will need some upgrades and the number of signs will be an issue. Mr. Melvin said he and Mr. Maley are working on the amended redevelopment ordinance and plan.

***REPORT FROM TOWNSHIP COMMITTEE:***

Mayor Manzo discussed the flooding and road issues resulting from Hurricane Irene. He said many local officials and County officials were to be commended for their work during the hurricane. Mayor Manzo said the streetscape project should get underway shortly and the anticipated finish date is next spring. The bypass is on target to be completed before the end of the year.

***REPORT FROM EDC:***

There was no report.

***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.

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

There was no report.

***COMMENTS FROM THE PUBLIC:***

**Chris Knisely, 72 N. Main Street:** Mr. Knisely said the preparation for the rain storm was excellent.

***COMMENTS FROM THE BOARD:***

Chairman Pacera said the repairs to Wolfert Station Road were completed and the County should be thanked for the quickness of the repairs.

***PAYMENT OF THE BILLS:***

Ms. Rhudy said all of the bills were from escrows. Nancy Kowalik made a motion to pay the bills. Matt Diggons seconded the motion. A Roll Call Vote was taken: Chairman Pacera – Aye; Nancy Kowalik – Aye; Steve Dickson – Aye; Lou Manzo – Aye; Matt Diggons – Aye; Bill Madara - Aye.

As there was no further business to be addressed, Nancy Kowalik 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 8:04 p.m.

Respectfully submitted,

Susanne H. Rhudy  
Planning Board Secretary