
**TOWNSHIP OF HARRISON
TOWNSHIP COMMITTEE WORK SESSION MEETING
HARRISON TOWNSHIP MUNICIPAL BUILDING
114 BRIDGETON PIKE, MULLICA HILL, NJ
MAY 03, 2010 AT 7:30 P.M.**

MINUTES

OPENING: Mayor Louis Manzo called the meeting to order at 7:35 p.m., which was held at the Municipal Building.

ROLL CALL: Carol Puszta, Deputy Municipal Clerk, called the roll which resulted in the following: present: Committee Member Clowney, Heim and Shearer; Deputy Mayor Trunk; Mayor Manzo. Absent: None.

Others present: Carole Rieck, Administrator, Brian J. Duffield, Solicitor, John Cantwell, Township Engineer

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT: Ms. Puszta read the following statement: "In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of annual notice filed with the Gloucester County Times and the Courier Post newspapers and posted on the bulletin board in the municipal building on January 6TH 2010".

FLAG SALUTE: Mayor Manzo called for a moment of silence to honor our troops and, followed by the flag salute. The Mayor also asked that 1st Lt. Salvatore Corma, a resident of Wenonah who was killed in action April 29th, be remembered as well.

PAYMENT OF THE BILLS: Deputy Mayor Trunk motioned to pay the bills, seconded by Committee Member Heim. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

PRIVILEGE OF THE FLOOR: Committee Member Clowney motioned to open the meeting to the public for bypass questions, seconded by Committee Member Heim, motion carried.

Mayor Manzo introduced Angela Tingey, Certified Local Government Program Coordinator for the New Jersey State Historic Preservation Office. Mayor Manzo offered an explanation on the reason for the proposed changes to the Historic Preservation Ordinance. Chris Knisely, 72 N. Main Street discussed the steps for processing an application through Historic Preservation Committee (HPC). Ms. Tingey responded to questions from Township Committee with regard to the requirements for maintaining our current designation, and how it relates to the Main Street program. Ms. Tingey described the differences between a weak HPC and a strong HPC, and stated that the Ordinance in its present form would still require some amendments in order for the Town to keep its historic designation. Mr. Duffield provided input from Jeff Buhler, Main Street coordinator at the State level, concerning the State's point system within the Main Street program. Deputy Mayor Trunk expressed concern for how the proposed changes to the Ordinance could affect our point factor with the Main Street program, and whether the changes would actually be accomplishing the intended goal of streamlining the procedures for the residents. Mayor Manzo opened the meeting for public comment at 8:37 p.m.

Paul Showers, 1 Stretch Drive (HPC Chairman) – Spoke of the HPC's many accomplishments and described how their accomplishments have benefited the town. Mr. Showers stated that the Commission is a strong commission and the members are strong in their commitment to historic preservation.

Steve Barlage, 26 Red Oak Drive – Mr. Barlage pointed out that applications to HPC are accepted without a fee, and asked if the Planning Board will be waiving fees for HPC related applications. Mayor Manzo confirmed that no additional fees would be charged by the Planning Board.

Vicki Gaunt, 485 Woodruff Trail - Asked how the proposed changes to the Historic Preservation Ordinance originated. Ms. Gaunt asked if the County or State had any influence on Township Committee's considered changes. Mayor Manzo replied that they had not.

Lester Shoemaker, 87 S. Main Street – Agreed that the procedures within the HPC could be improved and *have* improved over the years.

Committee Member Shearer confirmed with Chairman Showers that HPC's regulations have never been the cause of a business' neglect to establish within the historic district.

Jeff Summerton, 26 Folwell Lane - Expressed concerns with the Planning Board's knowledge of the State's regulations with regard to historic preservation.

Mayor Manzo adamantly expressed his support for the proposed changes in the Ordinance. Ms. Rieck asked that consideration be given to future growth and changes within the town's boards and commissions, as well as for the town itself.

Ann Karpinski, 211 Coyote Run – suggested that the Township Committee's ultimate goal be considered and that priorities be balanced to benefit the business owners and residents.

Mayor Manzo suggested that all parties take this evening's discussion into consideration before moving forward with any proposed changes. Mayor Manzo reiterated his feeling that changes need to be made to the existing Ordinance.

Jim Malaby, 59 Woodstown Road (HPC Member and owner of the Blue Plate) – Expressed frustration for the current process of obtaining HPC approval and feels that something needs to be done to improve the procedure.

Chris Knisely, 72 N. Main Street – Feels that residents who live within the historic district will always have to 'jump through hoops' and that nothing can be done to avoid that situation because of the responsibilities of the HPC.

Lisa (inaudible), Historic Preservation Consultant – Feels that the HPC has done some wonderful things and that preserving history does not have to be a subject of such controversy.

Committee Member Clowney made a motion to close this matter to the public, seconded by Committee Member Shearer, motion carried.

Committee Member Heim made a motion to open the meeting to the public for other matters, seconded by Mayor Manzo, motion carried.

Tina Maisch, 311 Harrisonville Road – Requested a follow-up on their flooding problems which Mr. Maisch brought to Township Committee's attention during a prior meeting. Mr. Cantwell reported on his findings and suggested a storm drain inlet be installed. Mr. Cantwell reviewed the grading plans and reported that the newly built homes appear to be built according to plan. Mayor Manzo indicated that the Township will look further into the matter.

Patti Minderline, 17 Spicer Street – Requested an update on the request for converting Spicer Street to a one-way street, to which Mr. Cantwell replied.

Committee Member Heim motioned to close the meeting to the public, seconded by Committee Member Clowney, motion carried. Mayor Manzo called for a short break at 9:45 p.m.

Township Committee reconvened at 9:50 p.m.

RESOLUTIONS & ORDINANCES:

ORDINANCE NO. 07-2010 - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY TO AMEND THE CODIFIED LAND DEVELOPMENT ORDINANCES OF THE TOWNSHIP OF HARRISON, SPECIFICALLY CHAPTER 159 ET SEQ ENTITLED “PROPERTY MAINTENANCE” TO CLARIFY THE DEFINITIONS AND STANDARDS FOR PROPERTY MAINTENANCE IN THE TOWNSHIP OF HARRISON AND REPEALING CHAPTER 106 ENTITLED “DUMPSTERS AND PORTABLE STORAGE UNITS” (1st Reading April 5, 2010, public hearing May 3, 2010). Committee Member Clowney made a motion to open the matter to the public, seconded by Committee Member Heim. Chris Knisely, 72 N. Main Street disputed the parking regulations governing private property, and requested clarification in other areas. Vince Gangemi, 508 Angies Place inquired about the origin of this Ordinance and it’s consideration of farming, to which Deputy Mayor Trunk responded. Committee Member Clowney requested clarification on some lawn maintenance issues and vehicle storage requirements. Ms. Rieck voiced concerns with lawn maintenance restrictions outlined in the ordinance. Committee Member Shearer made a motion to adopt, seconded by Deputy Mayor Trunk. The motion passed on the following vote: **AYES:** Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** Committee Member Clowney, Committee Member Heim, **ABSENT:** None. **ABSTAIN:** None.

ORDINANCE NO. 09-2010 - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 159 ENTITLED “PROPERTY MAINTENANCE” OF THE CODE OF THE TOWNSHIP OF HARRISON (1st Reading May 3, 2010, public hearing May 17, 2010). Committee Member Clowney made a motion to adopt on first reading, seconded by Deputy Mayor Trunk. The motion passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None. Deputy Mayor Trunk then made a motion requesting that the Planning Board first review this Ordinance. Committee Member Clowney offered a second to Deputy Mayor Trunk’s motion to refer this matter back to the Planning Board for further review and consideration. The motion passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

ORDINANCE NO. 10-2010 – AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 225 ENTITLED “ZONING” OF THE CODE OF THE TOWNSHIP OF HARRISON, (1ST Reading May 3, 2010, public hearing May 17, 2010). Mayor Manzo indicated that this Ordinance would be tabled to the next meeting.

RESOLUTION 100-2010 - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON DENYING RELEASE OF THE PERFORMANCE BOND FOR THE RAVINE AT BROOKSIDE SUBDIVISION, AFFECTING A PARCEL NOW OR FORMERLY KNOWN AS BLOCK 36, LOT 5 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (AS PER RECOMMENDATION BY FRALINGER ENGINEERING). Committee Member Clowney made a motion to adopt, seconded by Committee Member Heim. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

RESOLUTION 101-2010 - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON, AUTHORIZING AND APPROVING CHANGE ORDER NO. 1 TO THE CONTRACT WITH AMERICAN ASPHALT, CO. FOR THE UNION ROAD, SECTION II IMPROVEMENTS. Committee Member Clowney made a motion to adopt, seconded by Committee Member Shearer. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

RESOLUTION 102-2010 - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AUTHORIZING RELEASE OF THE MAINTENANCE BOND PROVIDED BY TRINITY UNITED METHODIST CHURCH AND NJS CONSTRUCTION, INC. AFFECTING A PARCEL KNOWN AS BLOCK 36, LOT 17.03 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, RELATING TO PLANNING BOARD RESOLUTION NO. 97-2001. Committee Member Clowney made a motion to adopt, seconded by Committee Member Shearer. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

RESOLUTION 103-2010 - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AWARDED FARM LEASE TO WELLACREST FARMS, INC. FOR TOWNSHIP-OWNED PROPERTY IDENTIFIED AS A PORTION OF BLOCK 34, LOT 45 IN THE TOWNSHIP OF HARRISON. Committee Member Clowney made a motion to adopt, seconded by Committee Member Heim. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

RESOLUTION 104A-2010 - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON COUNTY OF GLOUCESTER AND STATE OF NEW JERSEY, PROVIDING FOR 2010 TEMPORARY EMERGENCY APPROPRIATIONS INCLUDING THOSE AMOUNTS APPROPRIATED IN THE 2010 TEMPORARY BUDGET AS ADOPTED BY RESOLUTION NO. 01-2010. Committee Member Clowney made a motion to adopt, seconded by Louis Manzo. The motion passed unanimously on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

Deputy Mayor Trunk left the meeting at 10:26 p.m.

TOWNSHIP ADMINISTRATOR'S REPORT:

Ms. Rieck asked that a letter of thanks be sent to the sports groups that have invested their own funds and manpower into improving the local playing fields. Mayor Manzo passed on a request for repairs to a drainage ditch along Walters Road. The matter will be discussed with Mr. Micklasavage to see if he has yet discussed this matter with the County.

Ms. Rieck reported that the tonnage report was received from Public Works indicating a substantial increase for 2009.

Ms. Rieck passed on a complaint from resident Kim McNally to Deputy Mayor Trunk, who reported ongoing issues with a basin within Mullica Station. Mr. Cantwell reported that this basin is scheduled to be pumped out tomorrow.

Ms. Rieck requested the status of the proposed EDC Ordinance, on behalf of Deputy Mayor Trunk.

UNFINISHED BUSINESS: Committee Member Heim asked if signs had been posted within Hazelton Terrace, to which Ms. Rieck replied. Committee Member Heim went on to express frustration with the amount of time it appears to be taking to determine whether Spicer Street may or may not be converted into a one-way street. Mayor Manzo expressed frustration with the lack of police presence at Spicer Street.

NEW BUSINESS: Mayor Manzo read aloud a letter from Judy Salvino of the Merchants Association, in which Ms. Salvino expresses dismay over the amount of information required from Vendors who wish to participate in local events. Mr. Duffield will draft an amendment to the Ordinance for Township Committee's review.

Mayor Manzo and Township Committee discussed a request that Mark Gravinese be recognized for his accomplishments and hard work especially relative to Harrison Township Day. Committee Member Clowney also requested that Ms. Sandra Van Moltke be recognized for her contributions to the Township's active adults.

OTHER MATTERS: Coin Drop – Committee Member Heim made a motion to approve Harmony Fire Company's request for a coin drop (May 28 & July 16, 2010 - 2:00 p.m. – 7:00 p.m., May 29 & July 17, 2010 - 9:00 a.m. – 1:00 p.m. at Main Street & Swedesboro Road), contingent upon receipt of all required documentation and final approval by Chief Rodgers. The Motion was seconded by Committee Member Heim and passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** Deputy Mayor Trunk **ABSTAIN:** None.

PRIVILEGE OF THE FLOOR: Committee Member Clowney motioned to open the meeting to the public, seconded by Committee Member Heim, motion carried.

Leslie McGeoch, 404 Labrador Trail (Pond Committee member) Asked if Township Committee intends to acquire the Sister's property. Mr. Duffield provided background on the property. Committee Member Heim motioned to allow Mr. Duffield to prepare a resolution and application for the Stewart Trust, and for a short appraisal. The Motion was seconded by Mayor Manzo and passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Mayor Manzo, Committee Member Shearer. **NOES:** None. **ABSENT:** Deputy Mayor Trunk **ABSTAIN:** None.

Committee Member Heim requested that the upcoming volunteer pond clean-up event be posted on the Township's website.

Chris Knisely, 72 N. Main Street – Thanked Township Committee for taking the time to discuss the HPC Ordinance in such great detail.

Committee Member Heim motioned to close the meeting to the public, seconded by Mayor Manzo, motion carried.

RESOLUTION NO. 105A-2010 - RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARRISON, IN THE COUNTY OF GLOUCESTER, AND STATE OF NEW JERSEY AUTHORIZING EXECUTIVE SESSION PURSUANT TO *N.J.S.A. 10:4-13* OF THE OPEN PUBLIC MEETINGS ACT (Contract Negotiations) Committee Member Clowney made a motion to adopt, seconded by Mayor Manzo, motion carried at 11:00 p.m.

Committee Member Heim made a motion to return to open session, seconded by Mayor Manzo, motion carried at 11:56 p.m.

ADJOURNMENT OF MEETING: Committee Member Heim made a motion to adjourn at 11:56 p.m., seconded by Mayor Manzo, motion carried.

Respectfully Submitted,

Diane L. Malloy,
Municipal Clerk