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

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**MINUTES**

**OPENING:** Mayor Louis Manzo called the meeting to order at 7:38 p.m., which was held at the Municipal Building.

**ROLL CALL:** Diane Malloy, 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, John Moustakas representing the Law Offices of Brian Duffield, John Cantwell, Township Engineer

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:** Ms. Malloy 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 6<sup>TH</sup> 2010".

**FLAG SALUTE:** Mayor Manzo called for a moment of silence to honor our troops and, followed by the flag salute.

**TRICO JIF PRESENTATION:** Put Safety on Your Agenda – Mr. Joe Henry of Hardenbergh Insurance provided a presentation on the Township's safety program; and conducted a brief question and answer period to allow the governing body an opportunity to ask safety related questions. Mr. Henry left the meeting at 7:47 p.m.

**PROCLAMATION:** Recognizing September as 'National Ovarian Cancer Awareness Month'  
Deputy Mayor Trunk read the proclamation aloud.

**APPROVAL OF MINUTES:**

ES May 17, 2010	RBM July 19, 2010
ES June 7, 2010	ES July 19, 2010
WS August 3, 2010	RBM August 16, 2010

Deputy Mayor Trunk made a motion to approve the minutes noted above, 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.

Committee Member Heim made a motion to approve the minutes of **June 21 2010**, seconded by Committee Member Clowney. The motion passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk **NOES:** None. **ABSENT:** None. **ABSTAIN:** Committee Member Shearer, Mayor Manzo.

Committee Member Heim made a motion to approve the minutes of **July 6, 2010**, seconded by Mayor Manzo. The motion passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo. **NOES:** None. **ABSENT:** None. **ABSTAIN:** Committee Member Shearer.

Committee Member Clowney made a motion to approve the minutes of **August 11, 2010**, seconded by Committee Member Shearer. The motion passed on the following vote: **AYES:** Committee Member Clowney, Committee Member Shearer, Mayor Manzo. **NOES:** None. **ABSENT:** None. **ABSTAIN:** Committee Member Heim, Deputy Mayor Trunk.

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

Steve Barlage, 26 Red Oak Drive – Mr. Barlage expressed dismay for a 31% property tax increase on his home, and asked for help in understanding how his taxes could possibly increase by that amount. Mayor Manzo reported that he will do some research on the matter and report his findings to Mr. Barlage.

Vince Gangemi, 508 Angies Place – Mr. Gangemi asked when the traffic light at the Old Mill will be operational. Ms. Rieck reported that they are waiting for an electrical inspection. Mr. Gangemi further inquired about the proposed traffic signal at Rt 45 and High Street, and suggested that the lights be properly synchronized. Mayor Manzo reported that he has not been given a firm date for installation on the light at High Street. Mayor Manzo further reported that despite a plea to the State to fund the proposed light at CR 618 and RT 77, the State is still requiring the Municipality (Elk) to pay a 25% contribution toward installation. Mayor Manzo is still hopeful that arrangements can be made for financing. Mr. Gangemi inquired about the dedication of the public works facility and the concession stand, to which Committee Member Clowney replied.

Solicitor Brian Duffield arrived at 8:01 p.m. Mr. Moustakas left the meeting upon Mr. Duffield's arrival.

Ms. Rieck reminded Township Committee members of the September 10<sup>th</sup> deadline for submitting information for the next Township newsletter.

Steve Barlage, 26 Red Oak Drive – Mr. Barlage asked if the land across the Street from the Soccer Complex entrance was once slated for a subdivision, to which Committee Member Clowney replied. Mr. Barlage asked if the property in question, now owned by the Township, was purchased with Open Space funds. Mayor Manzo stated that he will look into the matter and report back.

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

**PAYMENT OF THE BILLS:** Deputy Mayor Trunk motioned to pay the bills, seconded by Mayor 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.

**RESOLUTIONS AND ORDINANCES:**

**ORDINANCE NO. 24-2010** - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 192 ENTITLED "SUBDIVISION OF LAND" OF THE CODE OF THE TOWNSHIP OF HARRISON (LIGHTING). (1st Reading August 3, 2010, Public Hearing tabled from August 16, 2010 to September 7, 2010) Committee Member Clowney made a motion to table the Public Meeting until the September 20, 2010 meeting, to allow the matter to be referred to the Planning Board for review. The motion was seconded by Committee Member Heim and 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.

**ORDINANCE NO. 25-2010** - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 174 ENTITLED "SITE PLANS, MAJOR" OF THE CODE OF THE TOWNSHIP OF HARRISON (LIGHTING). (1st Reading August 3, 2010, Public Hearing tabled from August 16, 2010 to September 7, 2010) Committee Member Clowney made a motion to table the Public Meeting until the September 20, 2010 meeting, to allow the matter to be referred to the Planning Board for review. The motion was seconded by Committee Member Heim and 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.

**ORDINANCE NO. 26-2010** - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 145 ENTITLED "NOISE" OF THE CODE OF THE TOWNSHIP OF HARRISON. (1st Reading tabled from August 3, 2010 to August 16, 2010, Public Hearing September 7, 2010) Committee Member Clowney made a motion to open the matter to the public, seconded by Committee Member Heim. Ms. Rieck requested clarification on the intent of this Ordinance. Mr. Duffield and Ms. Trunk discussed the matter. Committee Member Heim made a motion to table the matter until the meeting of September 20th, 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.

**ORDINANCE NO. 27-2010** - AN ORDINANCE OF THE MAYOR AND COMMITTEE OF TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING CHAPTER 110 ENTITLED "FEES" OF THE CODE OF THE TOWNSHIP OF HARRISON (1<sup>st</sup> Reading August 16, 2010, Public Hearing September 7, 2010) Committee Member Clowney made a motion to open the matter to the public, seconded by Committee Member Heim. Committee Member Clowney made a motion to close the matter to the public, seconded by Mayor Manzo. Deputy Mayor Trunk made a motion to adopt, seconded by Mayor 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.

**ORDINANCE NO. 28-2010** - 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 (1<sup>st</sup> Reading August 16, 2010, Public Hearing September 7, 2010) Committee Member Clowney made a motion to table the public hearing until the September 20, 2010 meeting, to allow the matter to be referred to the Planning Board for review. The motion was seconded by Committee Member Heim and 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.

**ORDINANCE NO. 29-2010** - 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 (1<sup>st</sup> Reading September 7, 2010, Public Hearing September 20, 2010) Committee Member Clowney made a motion to adopt, seconded by Mayor Manzo. Ms. Rieck expressed concern for the limited number of days being permitted to address property maintenance issues, and the matter was discussed at length. It was agreed that ten (10) days should be allowed for property maintenance issues to be discussed, and that the solicitor will add language that will allow the Enforcement Officer to refer a code violation issue to Township Committee for disposition. Committee Member Clowney made a motion to adopt on first reading with the specified amendments. The motion was seconded by Mayor Manzo and 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 NO. 168-2010** - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON DENYING RELEASE OF THE PERFORMANCE BOND FOR THE TOMLIN STATION COMMERCE CENTER PROJECT, AFFECTING A PARCEL KNOWN AS HADDON PEDIATRICS-PHASE I, BLOCK 46, LOT 4.03 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY (PER RECOMMENDATION OF FRALINGER ENGINEERING). Committee Member Heim made a motion to adopt based upon Fralinger Engineer's recommendation, seconded by Committee Member Clowney. 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 NO. 169-2010** - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AUTHORIZING THE EXECUTION OF AGREEMENT WITH RACCOON CROSSING, L.L.C. REGARDING THE HARRISON ESTATES-RACCOON CROSSING DEVELOPMENT. Committee Member Heim made a motion to adopt, seconded by Mayor 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.

**RESOLUTION NO. 170-2010** - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON APPROVING FORM OF PERFORMANCE AND MAINTENANCE GUARANTEES SUBMITTED FOR APPROVAL BY WAWA, INC. AFFECTING A PARCEL KNOWN AS BLOCK 24, LOT 5 ON THE OFFICIAL TAX MAP OF HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY RELATING TO PLANNING BOARD RESOLUTION NO. 32-2009. Committee Member Clowney made a motion to adopt, seconded by Mayor 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.

**RESOLUTION NO. 171-2010** - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AUTHORIZING AN AGREEMENT AMENDING THE AFFORDABLE HOUSING FEE OBLIGATION RELATIVE TO THE PROPERTY KNOWN AS BLOCK 45, LOTS 5 AND 7, ON THE OFFICIAL TAX MAP OF HARRISON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY; COMMONLY KNOWN AS 436 TOMLIN STATION ROAD. Mr. Duffield provided information on the intent of the Resolution. Committee Member Clowney made a motion to adopt, seconded by Mayor 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.

## TOWNSHIP ADMINISTRATOR'S REPORT:

Based upon Ms. Rieck's request, Committee Member Clowney made a motion to approve advertising of bids for emergency generators for various pump stations. The motion was seconded by Committee Member Heim and 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.

Committee Member Heim made a motion to accept the resignation of Lori Branco, Secretary of the Environmental Commission, with regrets. The motion was seconded by Committee Member Clowney and 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.

Based upon Ms. Rieck's request, Committee Member Heim made a motion to grant permission to advertise for the position of Secretary of the Environmental Commission. The motion was seconded by Mayor Manzo. **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer.

Committee Member Clowney made a motion to approve a proposal by Remington and Vernick, for inspection services for the Bishop Road, Section II road improvement project, as recommended by Ms. Rieck. It was noted that the funds to cover these expenses will be covered by the NJDOT grant for the Bishop Road improvements. The motion was seconded by Committee Member Heim 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.

Upon recommendation by Ms. Rieck, Township Committee agreed to allow Remington and Vernick to prepare a proposal for the work to be completed in the Forest Woods development. **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer.

Ms. Rieck requested Township Committee's feedback on the Township Engineer's recommendation with regard to Street trees. Mr. Cantwell discussed his recommendations, explaining the reason for his recommendation. Deputy Mayor Trunk suggested that the matter be referred to the planning board for review.

Ms. Rieck received a request for the Lease of property for communication towers at B34 L40 and B34 L53. Township Committee asked Ms. Rieck to respond indicating that the properties are not suitable, but inquire as to whether they may have any other locations of interest. In the meantime, Township Committee members voted to refer the matter to the Planning Board to identify possible alternate locations.

**UNFINISHED BUSINESS:** Veteran's Commission – Approval of appointments;

Lee Bowers                      Patrick Shields  
Marquee Robinson              Chris Harch  
Brian Hoolihan

Committee Member Clowney Made a motion to approve the appointments, 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.

Committee Member Heim nominated Committee Member Clowney to serve as the Township Committee Liaison on the Veteran's Commission. Deputy Mayor Trunk seconded the motion. 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.

**NEW BUSINESS:** Jake Brake Signs, Richwood - Mr. Cantwell indicated that the County will *allow*, but not endorse, the Township to post signs prohibiting the use of engine brakes. Township Committee unanimously agreed that they are not in favor of posting any signs of this nature.

**OTHER MATTERS:**

Committee Member Heim made a motion to approve a request from Heritage Winery to hold an Outdoor concert on September 25<sup>th</sup> & 26, 2010, during which malt beverages will be sold. It was noted that application is being made to the state for the required Catering Permit, and Chief Rodgers has reported no objections to the event. The motion was seconded by Committee Member Clowney and 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.

Committee Member Heim made a motion to approve the Environmental Commission's recommendation to appoint Mr. Luigi Lupo to a three-year term expiring December 31, 2011. The motion was seconded by Mayor Manzo. **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer.

**PRIVILEGE OF THE FLOOR:** Committee Member Clowney made a motion to open the meeting to public, seconded by Committee Member Heim.

Mr. Duffield reported on recent correspondence received by the State's Green Acres program, urging a decision from Township Committee on whether they wish to accept funding and allow the restrictions associated with the Block 56 Lot 3. Mayor Manzo expressed his thoughts on the matter, pointing out that the value of that property may increase substantially once the economy improves. Deputy Mayor Trunk also expressed concern for possibly sacrificing what could possibly be a larger return in the future. Committee Member Heim made a motion to opt out of the green acres funding and associated restrictions, 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.

Richard Heritage, 126 Richwood Road – Inquired about the noise limitations under Chapter 145 of the Township code, and how it might affect any outdoor weddings at the Winery. Mr. Duffield suggested that Mr. Heritage first confirm with the Zoning Board that they are indeed permitted to hold a wedding event. Deputy Mayor Trunk further suggested that Mr. Heritage pursue the matter with Susanne Rhudy, who would have site specific information.

Chris Knisely, 72 N. Main Street – Inquired about the flashing lights on Main Street which were installed for the purpose of allowing EMS vehicles to exit the station safely. Mr. Knisely stated that the lighting has not been used in 18+ years. Mr. Heim will discuss the usage of the light with the Fire Commissions and report back on his findings.

Committee Member Shearer made a motion to close the meeting to public, seconded by Mayor Manzo.

**RESOLUTION NO. 173-2010** - 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. Discussion pertains to contract negotiations. Mayor Manzo announced that action may be taken following the executive session. Committee Member Clowney Made a motion to adopt at 9:54 p.m., seconded by Committee Member Shearer **AYES:** Committee Member Clowney, Committee Member Heim, Deputy Mayor Trunk, Mayor Manzo, Committee Member Shearer.

Committee Member Clowney made a motion to return to open session at 10:40 p.m., seconded by Committee Member Shearer, motion carried.

**RESOLUTION 174-2010** - RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF HARRISON AWARDED CONTRACT FOR PROFESSIONAL SERVICES AND SERVICES OF AN EXTRAORDINARY UNSPECIFIABLE NATURE TO LYMAN J. BARNES, PRESIDENT, SITE WASTE LOGISTICS, INC., TO PROVIDE ADVISORY AND MANAGEMENT OVERSIGHT SERVICES REGARDING THE HENRY HARRIS LANDFILL. Committee Member Heim 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.

**ADJOURNMENT OF MEETING:** Deputy Mayor Trunk made a motion to adjourn at 10:41 p.m., seconded by Committee Member Shearer, motion carried.

Respectfully Submitted,

Diane L. Malloy,  
Municipal Clerk