

**HARRISON TOWNSHIP ZONING BOARD
REGULAR BUSINESS MEETING
MAY 26, 2010 – MINUTES
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Chairman Nancy Kowalik called the Meeting to order at 7:34 P.M. The meeting was held in the Municipal Building in the Township of Harrison, the County of Gloucester, State of New Jersey. The following Zoning Board Members were present: Chairman Nancy Kowalik, Scott Herman, Ron Moore, John Williams, Dennis Bonanni, Fred Link; Paul Mattessich, Alternate #1, and Allison Lukacsy, Alternate #2. Absent were: Fran Plitt.

Others Present: John Hoffman, Esq., Zoning Board Solicitor; John Cantwell, Remington & Vernick representative; and Susanne H. Rhudy, Zoning Board Secretary.

OPEN PUBLIC MEETINGS ACT: Chairman Kowalik noted that the requirements of the Open Public Meetings Act have been satisfied.

FLAG SALUTE: Chairman Kowalik led in the salute to our flag.

APPROVAL OF THE MINUTES:

March 31, 2010 – Regular Business Meeting

Scott Herman made a motion to approve the minutes. Ron Moore seconded the motion and the motion was adopted by a unanimous vote.

RESOLUTIONS:

Resolution 10-2010 – Collision Care, Inc.

Scott Herman made a motion to approve Resolution 10-2010. John Williams seconded the motion. A Roll Call Vote was taken: Nancy Kowalik – Aye; Scott Herman - Aye; Ron Moore - Aye; John Williams – Aye; Dennis Bonanni – Aye; Fred Link – Aye.

Resolution 11-2010 – Metro PCS

Dennis Bonanni made a motion to approve Resolution 11-2010. Fred Link seconded the motion. A Roll Call Vote was taken: Nancy Kowalik – Aye; Scott Herman - Aye; Ron Moore - Aye; John Williams – Aye; Dennis Bonanni – Aye; Fred Link – Aye; Paul Mattessich – Aye.

PUBLIC HEARINGS:

RJP Homes LLC – Final Major Subdivision Phase 1

Ron Moore recused himself and left the podium.

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William Ziegler, Esq. appeared on behalf of the applicant for final major subdivision of phase 1 of the Visalli Farm Estates application. He said Gloucester County Planning had requested a change in the project phasing and that is the only change since preliminary approval was granted. Mr. Hoffman swore in Terry Combs, applicant's planner, and Douglas White, applicant's engineer.

Mr. Combs said the majority of Mr. Cantwell's comments had been addressed on the plans. He said the phasing was changed to accommodate the interconnection with Cromwell Road. He said the County was concerned that a large number of units not be constructed before that interconnect is completed to provide alternate access to the project. Phase 1 is now 54 units and the County is requiring that Cromwell Road be started after 25 units in phase 1 are built and the road must be completed prior to approval of phase 2. Phase 2 will have 84 units and phase 3 will have 67 units. Mr. Ziegler said there will have to be a developer's agreement to build the road in phase 2 which provides access to Cromwell Road so that the interconnection can be built prior to the County's sign-off on phase 2.

Mr. Cantwell reviewed his letter dated May 18, 2010. He discussed the sidewalk along Route 322 to Route 45. Mr. Ziegler said he would submit a written request to the County Planning Board to acquire the right of way for the sidewalk. Mr. Combs said both basins are in phase 1. He said the County is requiring the design of the Cromwell Road extension before they approve phase 1 and it will conform to the Township's standards. Mr. Ziegler agreed that it will conform to those standards and will be a condition of final approval for phase 2. Mr. Cantwell discussed the connection of Jillian Road to Leigh Court Estates. Mr. Ziegler said he would provide evidence of the easement for the connection. He said the County is only requiring that RJP improve the connection to the property line. Mr. Cantwell said the cul-de-sac in Leigh Court has to be removed, the connection constructed, and the lot lines of the affected lots in Leigh Court have to be amended. Mr. Ziegler said those are bonded issues that are a part of Orleans' approval with the County.

Mr. Cantwell said basin maintenance schedule was missing the dollar values and Mr. Combs said the schedule would be amended. The applicant agreed that the additional testing on basin B would be done to Mr. Cantwell's satisfaction prior to signing of the plans. Mr. Ziegler agreed to a general point of sale disclosure on all lots indicating that not every lot in the development will have a useable rear yard of at least 20 feet.

Mr. Ziegler said the water main extension agreement had been issued and all of the comments in the sewer review letter were agreed to. He agreed that plans would be resubmitted to the Fire Commissioners for their compliance review. Mr. Ziegler said a separate application would be filed for a development sign. All comments regarding the "plan of lots" were agreed to. Mr. Ziegler said the fence adjacent to the farmland would be shown on the plan, unless prior to the filing of the plat, an agreement is reached with the adjoining property owners for a living fence. Mr. Combs said the January 2008

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remedial action workplan is the most recent and agreed to copy Mr. Cantwell on all correspondence regarding that subject.

Mr. Ziegler said a letter had been submitted by the Township's affordable housing counsel which indicated that the development is providing more units within the phasing schedule than required. He said the plan is to sell from a model home, but that if a sales trailer is proposed, that will be a separate application.

Dennis Bonanni made a motion to open the meeting to public comment. Scott Herman seconded the motion. Chairman Kowalik opened the meeting to public comment. Hearing none, Scott Herman made a motion to close the meeting to public comment. John Williams seconded the motion and Chairman Kowalik closed the meeting to public comment.

Mr. Hoffman suggested that a motion be made to approve the application for final major subdivision for phase 1, subject to the satisfaction of the conditions of Mr. Cantwell's letter and Mr. Van Hise's letter, and the conditions in the preliminary resolution which will be incorporated into the resolution for final approval as agreed to and/or modified on the record at this meeting.

Scott Herman made a motion to grant the final major subdivision approval of phase 1 as articulated by Mr. Hoffman. John Williams seconded the motion. A Roll Call Vote was taken: Nancy Kowalik – Aye; Scott Herman – Aye; John Williams – Aye; Dennis Bonanni – Aye; Fred Link – Aye; Paul Mattessich – Aye; Allison Lukacsy – Aye.

Ron Moore returned to the Board.

PAYMENT OF BILLS:

Dennis Bonanni recused himself. John Williams made a motion to approve payment of the bills. Paul Mattessich seconded the motion. A Roll Call Vote was taken: Nancy Kowalik – Aye; Scott Herman – Aye; Ron Moore – Aye; John Williams – Aye; Fred Link – Aye; Paul Mattessich – Aye; Allison Lukacsy – Aye.

PLANNING BOARD REPORT:

Ms. Kowalik said the Planning Board looked at areas in need of rehabilitation. They granted major site plan approval for a cardiologist's office at the Commerce Center. The Board gave a courtesy review of new athletic fields for Clearview High School.

ZONING OFFICER'S REPORT:

There was no report.

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COMPLETENESS COMMITTEE REPORT:

There was no report.

NEW BUSINESS:

There was no report.

COMMENTS FROM THE BOARD:

There were no comments.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

COMMENTS FROM THE PROFESSIONALS:

There were no comments from the professionals.

ADJOURNMENT: Scott Herman made a motion to adjourn the meeting. Ron Moore seconded the motion and the motion was approved unanimously. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Susanne H. Rhudy
Zoning Board Secretary