

Minutes

Harrison Township Planning Commission

Monday, November 6, 2017

Present: Jason Paulovich, Vice Chairman
Thomas Cajka
Ken Crisafio
Gary Kesicki

Excused: Scott Slezak

Charles Means, Township Solicitor
Raymond H. Antonelli, Jr., Township Engineer

Guests: Lindsay Fraser, Zoning Supervisor
Charles Dizard, Commissioner
Robin Bergstrom, Commissioner
Raymond Gusty
Ron Zampogna
Brian Clark
Norb Cieslinski

Call to order:

1. Jason Paulovich called the meeting to order at 7:00 PM

Agenda Item 1:

Consideration of the #1 Cochran Automotive expansion of the existing Chrysler Dealership (service reception).

- Mr. Paulovich introduced the project and noted the NIRA review letter dated November 1, 2017.
- Mr. Ray Gusty from Fahringer, McCarty & Grey Inc. represented the project and presented the proposed improvements. Mr. Gusty also explained that he sent revised plans and response to comments to the Township and Engineer earlier in the day.
- Engineer Ray Antonelli acknowledged receipt of revised plans and response to comments. Mr. Antonelli also noted the required cost estimates and Developer's Agreement items as necessary to attain final Township approval. Mr. Gusty acknowledged said requirements.
- Ken Crisafio questioned the Cochran-owned Freeport Road property and asked if there were plans to develop that parcel. Mr. Gusty had no knowledge of pending development on parcel. Mr. Crisafio suggested Cochran make a park on the parcel.
- Mr. Paulovich motioned to recommend preliminary and final approval of the plan contingent on satisfaction of the recommendations in the NIRA letter dated November 1, 2017. Motion seconded by Mr. Cajka. Motion approved unanimously 4-0.

General Discussion Item 1:

- Mr. Brian Clark and Mr. Ron Zampogna introduced themselves as representing the Harrison Point Development to be located along Route 28 and SR 366 at what was known as Jobe's Hole. Mr. Clark displayed a preliminary plan with proposed development parcels and walking trails. The presentation was informal with the intent on introducing the plan to the Planning Commission.
- Mr. Clarke explained the permitting process and the intent to enter into the formal approval process with the Planning Commission and Commissioners following acquisitions of DEP and other necessary approvals for the construction activities.

General Discussion Item 2:

- Solicitor Means presented the Planning Commission members with a document dated November 3, 2017 from PSATS regarding ACT 42 of 2017 authorizing the placement of 10 category 4 casinos within the Commonwealth. Solicitor Means explained the letter document. The document outlines a process for Municipalities to prohibit the location of these types of facilities within a municipality if so desired. Mr. Means explained that there is a very short period of time for Municipalities to act if such prohibition is desired.

Agenda Item 2:

Informational session regarding updates to the Comprehensive Plan.

- Lindsay Fraser addressed the planning commission regarding information she obtained from other municipalities regarding updating and preparing comprehensive plans. Ms. Fraser had recently attended a presentation on the topic of Comprehensive Plans.
- The Planning Commission discussed the ongoing process of updating the Township Comprehensive Plan. The topic of partaking in a multi-municipality approach with neighboring municipalities was discussed at length. The general thought is that by taking a multi-municipality approach, funding could be available for the cost associated with the preparation and or updating the Comprehensive Plan.
- Mr. Crisafio motioned to recommend to the Harrison Township Commissioners to solicit interest from neighboring municipalities in the opportunity to pursue a multi-municipal Comprehensive Plan and to budget approximately \$30,000 in the 2018 Township Budget for expenses related to the Comprehensive Plan updates. Motion seconded by Mr. Cajka. Motion approved unanimously 4-0.

2. Mr. Paulovich made a motion to adjourn at 8:42pm.

Mr. Crisafio seconded.

Unanimous vote to adjourn 4-0.

3. The next Planning Commission meeting is scheduled for Monday December 4, 2017 at 7:00pm.