

MINUTES OF REGULAR MEETING OF THE PLANNING BOARD  
OF THE TOWN OF HARRISON, JANUARY 22, 2020

A reorganization meeting of the Planning Board was called to order by the Chairman, Arthur Pettigrew, at 6:32 p.m. on Wednesday, January 22, 2020, pursuant to proper notice and publication.

Pledge of Allegiance to the Flag took place.

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The following members were present:

Arthur Pettigrew, Chairman  
Denis Perez, Vice Chairman  
Laurence Bennett  
Andrea Choffo  
James Ellison  
Phillip Karas  
Carlos Mariano  
John Mulrenan  
Delfim Sarabando

The following were also present:

Michael Pichowicz, Esq., Planning Board Attorney  
Antonios Panagopoulos, Planning Board Engineer  
Elena Gable, Planning Board Planner

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The regular meeting was dispensed with in order to conduct the reorganization meeting chaired by Mary Gaines, Board Secretary.

Nominations were opened for the election of a Chairperson for the year 2020. Mr. Bennett nominated Mr. Pettigrew. Motion was seconded by Mrs. Choffo. There were no further nominations, Motion made by Mr. Bennett to close the nominations.

On Roll Call, vote was taken for the nomination of Mr. Pettigrew and all eligible members voting AYE, motion was carried.

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Nominations were opened for the election of a Vice Chairperson for the year 2020. Mr. Pettigrew nominated Mr. Denis Perez, seconded by Mr. Karas. There were no further nominations, Motion made by Mr. Bennett to close the nominations.

On Roll Call, vote was taken for the nomination of Mr. Perez and all eligible members voting AYE, motion was carried.

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The regular order of business then resumed.

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Approval of list of meeting dates for 2020.

On Motion by Mr. Mulrenan, seconded by Mr. Bennett and on Roll Call, all members voting AYE, the following list of meeting dates for the year 2020 was approved:

TOWN OF HARRISON  
2020 AGENDA FOR PLANNING BOARD  
6:00 P.M. MEETING, 5:45 P.M. CAUCUS

WEDNESDAY, FEBRUARY 26, 2020

WEDNESDAY, MARCH 25, 2020

WEDNESDAY, APRIL 22, 2020

WEDNESDAY, MAY 27, 2020

WEDNESDAY, JUNE 24, 2020

JULY 22, 2020 - SUBJECT TO THE CALL OF THE CHAIR

AUGUST 26, 2020- SUBJECT TO THE CALL OF THE CHAIR

WEDNESDAY, SEPTEMBER 23, 2020

WEDNESDAY, OCTOBER 28, 2020

WEDNESDAY, DECEMBER 2, 20120

WEDNESDAY, JANUARY 27, 2021 (REORGANIZATION MEETING)

ALL MEETINGS ARE HELD AT 6:00 P.M. IN THE COUNCIL CHAMBERS - SECOND FLOOR OF THE HARRISON TOWN HALL, 318 HARRISON AVENUE, HARRISON, N.J. CAUCUS AT 5:45 P.M. WILL BE HELD IN THE CAUCUS ROOM ON THE THIRD FLOOR OF THE TOWN HALL.

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Motion was made by Mrs. Choffo, to approve appointments of Michael Pichowicz, Esq. as the Board Attorney for the calendar year 2020, Susan Gruel of the firm of Heyer, Gruel & Associates as the Board Planner for the calendar year 2020, and Antonios Panagopolous of the firm of T&M Associates as the Board Engineer for the calendar year 2020.

Motion was seconded by Mr. Karas and on Roll Call, all members voting AYE, motion was carried.

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Mr. Pettigrew asked if there were any comments concerning the Minutes of meeting held December 17, 2019. Mr. Mulrenan moved that the Minutes be approved as written, seconded by Mr. Bennett, and on Roll Call all eligible members voting AYE, minutes were approved.

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CORRESPONDENCE:

Copy of the New Jersey Planner Issue Volume 80, No. 6 dated November/December 2019.

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Letter dated January 9, 2020 from Harrison Planning Board regarding submittal of amended application of Accordia Harrison Urban Renewal, LLC.

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Letter dated January 15, 2020, from Thomas Trautner, Esq. regarding Accordia Harrison Urban Renewal, LLC. Letter was read into the record by Mr. Pichowicz. Mr. Trautner is requesting to reduce their \$314,049 requirement down to \$50,000.

Do I have a motion to reject their proposal? Motion made by Mr. Karas, seconded by Mr. Bennett to have a letter drawn up stating that their request is denied and stating that the full amount of the escrow should be posted. On Roll Call, all members voting AYE, Motion was carried.

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**OLD BUSINESS:**

Case #1902, Memorialize Resolution for Waiver of Site Plan Application of Celia's Gourmet Catering for property located in the Neighborhood Commercial Zone at 523-525 Harrison Avenue, Block 159, Lots 3 and 4.01.

Motion made by Mr. Mulrenan, seconded by Mr. Bennett and on Roll Call, all eligible members voting AYE, Motion was carried.

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**NEW BUSINESS:**

Case #1903, Waiver of Site Plan Application of Anthony Magnani and Rebecca Gregory for property located in the Neighborhood Commercial Zone at 209 Rodgers Blvd. South, Block 122, Lot 5.01 in the Town of Harrison, NJ for Conversion of first floor to a tavern/restaurant with two apartments on the second and third floors.

Refer to computer transcription prepared by Kathryn McGinty, Certified Court Reporter of the State of New Jersey.

Motion was made by Mr. Bennett to approve application as presented with conditions noted during the hearing. Motion was seconded by Mr. Karas and on Roll Call, all members voting AYE, Motion was carried and application was approved.

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There being no further business, on motion by Mr. Mr. Bennett, seconded by Mr. Karas, and all members stating AYE, meeting was adjourned at 7:15 p.m.

Respectfully submitted:

MARY C. GAINES  
Secretary