

MEETING OF THE
HARRISON REDEVELOPMENT AGENCY
TOWN OF HARRISON

JANUARY 24, 2022
1:00 P.M.

AGENDA

MEETING – via ZOOM

1:00 P.M. – CALL TO ORDER/SUNSHINE NOTICE

PLEDGE OF ALLEGIANCE

ROLL CALL

- APPROVAL OF THE MINUTES OF 1-13-2022
- PRESENTATION BY ADVANCE OF A PROPOSED SITE PLAN FOR PARCELS A AND B
- RESOLUTION CONCEPTUALLY APPROVING A SITE PLAN FOR THE NEXT PHASE OF REDEVELOPMENT SOUTH OF GUYON DRIVE (PARCELS A AND B) AND REFERRING THE MATTER TO THE PLANNING BOARD (BLOCK 138.01, LOT 1 AND BLOCK 138.02 LOT 1)

PUBLIC COMMENT
ADJOURN

MINUTES
HARRISON REDEVELOPMENT AGENCY MEETING
Via ZOOM
1:00 p.m.
January 24, 2022

PUBLIC STATEMENT

Adequate notice of this meeting was sent to two newspapers and was posted on the bulletin board in compliance with the Open Public Meetings Act.

Chairman James Fife, presiding.

Chairman Fife called the meeting to order at 1:00 p.m. The Pledge of Allegiance was recited and the roll was called.

HRA COMMISSIONERS	PRESENT	ABSENT
James Fife, Chair	✓	
Anthony Comprelli, Vice Chair	✓	
Vanessa Gallagher		✓
Robert Gerris		✓
Raymond Lucas	✓	
Miguel Simoes	✓	
Harold Stahl	✓	

Also Present: James Bruno, Esq., Castano Quigley Cherami, LLC; Thomas Banker, Consultant, The Banker Group; McKinley Mertz, Planner, Heyer, Gruel & Associates; Daniel Coccoziello, Advance Realty Investors; Peter J. Coccoziello, Jr., Advance Realty Investors; Martin Brennan, Advance Realty Investors; Cameron MacLeod, Esq., Gibbons P.C.; Will Gridley, Robert A.M. Stern Architects, LLP; Andrew McIntyre, Robert A.M. Stern Architects, LLP; Kevin Smith, Robert A.M. Stern Architects, LLP; Paul Mutch, Stonefield Engineering and Design, LLC; Matthew Seckler, Stonefield Engineering and Design, LLC; Paul J. Zarbetski, Town Clerk/Attorney; Gregory Kowalski, Executive Director, HRA; Mary Cushing, HRA.

The first item of business was approval of the minutes for the meeting of December 13, 2021. A motion to approve the minutes was made by Commissioner Stahl and seconded by Commissioner Comprelli. A roll call followed with all commissioners present voting aye. The motion was carried.

Then, Advance at Harrison, LLC presented their revised plan for Parcels A and B (Block 138.01, Lot 1 and Block 138.02, Lot 1) as required prior to submission of formal development reviews by the municipal planning board.

Kevin Smith of Robert A.M. Stern Architects and Paul Mutch and Matt Seckler, both of Stonefield Engineering, described the revised plan. The two existing parcels would be bisected by a new road running east to west; this road would act as a retail corridor with retail space and on-street parking running the entire length. Each of the four sections would have a structured parking garage for residents' use. Comprised of three-, seven-, and eleven-story buildings, there would be approximately 2,000 residential units, 1,860 parking spaces, and 60,000 square feet of retail space. Residential units would not be built at grade, and upper floors would be set back for architectural interest as well as to allow more sun exposure to the lower floors and open areas. With green spaces and other features, the architect stated that the project would be pedestrian friendly.

Agency consultant McKinley Mertz of Heyer, Gruel questioned Advance's team about planning issues, and consultant Tom Banker inquired about the economic viability of the project. Cameron MacLeod of Gibbons Law promised to provide economic data.

Then, Commissioner Stahl made a motion to approve Resolution No. 11-1-2022 conceptually approving a site plan for the next phase of redevelopment south of Guyon Drive (Parcels A and B) and referring the matter to the Planning Board (Block 138.01, Lot 1 and Block 138.02, Lot 1). Commissioner Comprelli seconded the motion, and a roll call followed with all commissioners present voting aye. The motion was carried.

There being no requests from the public to address the commissioners, a motion to adjourn was made by Commissioner Stahl and seconded by Commissioner Comprelli. The vote to adjourn was unanimous, and the meeting was adjourned at 2:10 p.m.

RECORDED VOTE 02-07-22

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair			✓			
Anthony Comprelli, Vice Chair						✓
Vanessa Gallagher						✓
Robert Gerris					✓	
Raymond Lucas						✓
Miguel Simoes		✓	✓			
Harold Stahl	✓		✓			

Respectfully submitted,

Gregory Kowalski, Executive Director

HARRISON REDEVELOPMENT AGENCY

**RESOLUTION CONCEPTUALLY APPROVING A SITE PLAN
FOR THE NEXT PHASE OF REDEVELOPMENT SOUTH OF GUYON DRIVE (PARCELS A AND B)
AND REFERRING THE MATTER TO THE PLANNING BOARD
(BLOCK 138.01, LOT 1 AND BLOCK 138.02 LOT 1)**

RESOLUTION NO. 11-1-2022

WHEREAS, Advance at Harrison LLC (“Advance”) is the designated redeveloper of property south of Guyon Drive; and

WHEREAS, Block A Partners Urban Renewal I, LLC and Block B Partners Urban Renewal I, LLC, affiliates of Advance, have submitted to the HRA for review a site plan for Parcel A (Block 138.01, Lot 1) and Parcel B (Block 138.02, Lot 1) (the “Project”); and

WHEREAS, Heyer, Gruel & Associates, as Agency Planner, has undertaken a review of the concept plans for the Project and has set forth its findings in the attached memorandum dated January 20, 2022 (the “HGA Memo”); and

WHEREAS, representatives of Advance appeared at the Harrison Redevelopment Agency (the “HRA”) meeting on this date to present the concept plans; and

WHEREAS, the HRA wishes to endorse the concept plans for submission to the Planning Board.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Harrison Redevelopment Agency that:

1. The Agency endorses the Project as outlined in the HGA Memo, subject to any conditions set forth in the HGA Memo, and refers the matter to the Planning Board.
2. All actions of the Chairman, the HRA’s counsel, and its other consultants taken prior to the date of adoption hereof in connection with the matters contemplated by this Resolution are hereby ratified, confirmed, and approved.
3. The Chairman is hereby authorized to take any and all other action necessary, convenient or desirable by the Chairman, in his sole and reasonable discretion, in consultation with counsel, to effectuate the purposes of this Resolution.

ADOPTED: January 24, 2022

RECORDED VOTE

COMMISSIONERS	Moved	Seconded	Yes	No	Abstain	Absent
James Fife, Chair			✓			
Anthony Comprelli, Vice Chair		✓	✓			
Vanessa Gallagher						✓
Robert Gerris						✓
Raymond Lucas			✓			
Miguel Simoes			✓			
Harold Stahl	✓		✓			

I certify that the above Resolution was adopted by the Harrison Redevelopment Agency on January 24, 2022.

Gregory P. Kowalski
Executive Director