

**South Harrison Township
Planning/Zoning Board of Adjustment
Work Session
January 28, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session meeting on January 28, 2008 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Marc Nagtegaal, Chairperson

Requirements of the "Open Public Meetings Act" were met.

Roll Call: Robert Schenk – present, Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Charles Tyson – absent, Robert Campbell – present, Joseph Calabro – present, John Coleman – absent, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

New Business:

Oath of Office was administered to Board Member Jonathan Roth by Celeste Keen. Jonathan Roth assumed his seat on the Board.

Leah Furey updated the Board on the Council on Affordable Housing (COAH) new regulations/requirements as per her memorandum dated January 28, 2008. Ms. Furey is preparing to address COAH regarding the Round III regulations during the public comment period which extends until March 22, 2008. She will be requesting that representatives from COAH come to South Harrison Township to meet with the Board and get a better understanding of South Harrison's Master Plan goals.

Ms. Furey reviewed with the Board a Planning Area Map that shows the State Planning Areas including South Harrison Township and the surrounding municipalities. She advised the Board that the map will show the State that South Harrison Township has several designated centers in the neighboring municipalities. Designated centers, such as Woodstown and Swedesboro, necessitate the need for rural areas such as South Harrison in the State's plan for growth. Melvin Robertson asked Ms. Furey, in her opinion, was the creation of a "Peddler's Village" type of establishment on the current Shoemaker farm feasible. She answered that the best option would be to designate the area as an overlay zone.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Joseph Wille. Motion carried.

Mayor Charles Tyson asked Leah Furey for clarification regarding RCA's. Ms. Furey explained to Mayor Tyson that although the Township had RCA's in their previous Master Plan, the process was never implemented.

Tom Schmiegel of 20 Raccoon Creek Court asked when the ANJEC surveys were due to the Township. Gary Spinner suggested that they all be submitted by the end of February.

Jeff Fazzler requested that the Board informally review a proposed minor subdivision. The subdivision would require bulk variances for two of the three lots due to lack of road frontage. The Board stated that nothing said during this meeting would be binding as there is

not an application before them. It was suggested that the parcel be split into two lots, thereby negating the need for any variances.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Gary Spinner, second by Joseph Calabro. Motion carried.

Adjournment:

Motion to adjourn was made by Gary Spinner, second by Joseph Wille. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary

ONLY

Information