

**South Harrison Township
Planning/Zoning Board of Adjustment
Work Session
March 31, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session meeting on March 31, 2008 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Marc Nagtegaal, Chairperson and led those present in the Pledge of Allegiance to the Flag.

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

Oath of Office was administered to Board Member Matthew Warner by Celeste Keen. Mr. Warner assumed his seat on the Board.

Roll Call: Robert Schenk – present, Gary Spinner – present, Thomas Sorbello – present (L – 7:40), Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – absent, Charles Tyson, – absent, Robert Campbell – present, Joseph Calabro – absent, Jonathon Roth – present, John Coleman – absent, Matthew Warner – present, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

New Business:

Leah Furey apprised the Board as to the Master Plan 2008 Reexamination draft to date. Some elements are still in the process of being updated. The Land Use element will be supported by the Environmental Resource Inventory (ERI) being prepared by Delaware Valley Regional Planning Commission along with South Harrison's Environmental Commission.

Bob Campbell asked Ms. Furey for her thoughts as to the time table of the completion of the Reexamination. Ms. Furey stated that there will be another work session in April and then at May's work session the Board could have the public hearing to adopt. Mr. Campbell then asked about a Town Hall meeting to apprise the residents. Ms. Furey answered that she would be willing to attend if a Town Hall meeting was scheduled. Gary Spinner suggested that that would probably be arranged by the Township Committee. Mr. Spinner proposed having the Town Hall meeting during the April work session so as to minimize the number of meetings.

Design standards to be implemented in the Master Plan Reexamination were discussed. When dealing with major subdivisions make certain caveats such as 50% should have front porches, perhaps side entry garage. If there was a strong historic architectural theme, the Board could make that resonate to the extent that it is applicable. Graphics could be inserted into the ordinance to give examples. Gary Spinner addressed the issue of look-a-like developments where there are only roughly four different styles of homes which give a cookie-cutter appearance. Ms. Furey added that there are different varieties of materials used as well as other attributes, ie windows, etc. Rob Schenk added off setting the homes so as to avoid a rigid grid effect. Ms. Furey addressed placing islands with plantings at the end of cul de sacs to make more aesthetic. She will check with Residential Site Improvement Standards (RSIS) for their requirements so not to conflict with regulations that will supersede Township ordinances.

Public spaces will be tying in with the Open Space Plan and the ERI integrating public spaces with the development creating places for people to congregate for social interaction. Creating certain areas for active recreation and other areas for passive. The Township currently has recreation requirements with the major subdivision standards. Typically developers have been paying into the Trust which is worthwhile, however to create a sense of neighborhood

perhaps the Township should look into pocket parts or recreation spaces scattered throughout development. For example if there is a pond, there could be some benches installed as well as a place for kids to play.

Although the County requires the “Cobra” style street lighting at major intersections the lighting within developments could have street lamps with more attractive features. Similar style lamps could be required in commercial parking lots in the future. The Township should also consider solar powered lighting as well.

Gary Spinner inquired as to the possibility of specifying types and increasing the number of street trees. Ms. Furey stated that that was possible. Jonathan Roth asked if the Board had any suggestions as to which types of trees would be best. Ms. Furey said that she would put a list together of hardy, native, faster growing trees that would be attractive and long lasting.

The Township has a sign ordinance in place. The ordinance in place is sufficient regarding sizing of signs although the Board may like to get into architectural feature requirements.

The draft zoning map was reviewed. Although currently within the Light Industrial zone, Block 5, Lot 10 is in permanent farmland preservation. Ms. Furey asked the Board if they would like to leave it designated as such or assign to the Agricultural/Residential (AR) zone to avoid any inconsistency. The Board agreed to have it assigned into the AR zone. Another suggestion Ms. Furey offered was that the Board expand the Light Industrial permitted uses to include such things as indoor recreation facilities. The Board was in agreement that indoor recreation facilities would be a positive addition. The new Professional Office/Residential (PO/R) zone areas as well as the new Commercial zone areas were reviewed. On the subject of adult uses that cannot be legally banned the Board agreed to have a portion of the Light Industrial zone designated as the area allowed. Ms. Furey suggested that the Board’s solicitor be involved in any decisions that are made to this matter.

The Board and Planner will meet and continue the Reexamination process at the April work session.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Jonathan Roth. Motion carried.

No Public Commented.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Gary Spinner, second by Matthew Warner. Motion carried.

Adjournment:

Motion to adjourn was made by Robert Schenk, second by Matthew Warner. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary