

**South Harrison Township  
Planning/Zoning Board of Adjustment  
March 23, 2009**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session on March 23, 2009 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.

**Roll Call:** Robert Schenk – present (L 7:10), Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – absent, Robert Campbell – absent, Joseph Calabro – absent, Jonathan Roth – present, Stephen Galati – present, Donald Palmucci – present, Leah Furey Bruder, Planner – present, Celeste Keen, Secretary – present.

**New Business:**

**Farmland Preservation Plan**

Leah Furey Bruder addressed the Board regarding the Farmland Preservation Plan Element of the Master Plan. She and the Township Administrator, Collector Bianco, worked together in an effort to obtain a grant from the Office of Smart Growth (OSG) in order to proceed with the Farmland Preservation Plan. OSG provided enough funding to assure the Township the ability to perform a Municipal Self Assessment Report.

**Robert Schenk arrived and assumed is seat on the Board.**

Municipal Self Assessment Report compares the Township's planning documents with the State's plan and determines consistency. The Farmland Preservation Plan was anticipated by the 2008 Master Plan. The State Agricultural Development Committee (SADC) has provided very clear rules governing participation in the Planning Incentive Grant which is the State's Farmland Preservation Program. Many counties, including Gloucester, have done extensive Farmland Preservation Plans. South Harrison Township may utilize the Counties plan and build upon it.

The Township must initially adopt an ordinance that will create an Agricultural Advisory Committee (AAC). The AAC is like the Environmental Commission in that they are advisory to the Planning Board. They meet as an independent body as often as deemed necessary. The AAC will have a specific set of guidelines depending on what their role is determined to be; ultimately they are advisory to the Planning Board and the Township Committee. Upon creation of the Committee, the Mayor appoints three (3) to five (5) members which are approved by the Township Committee. A majority of the members are to be actively engaged in farming and own some stake in the lands that they farm. Ms. Furey Bruder recommended that a Planning Board member be appointed to support good communication.

The AAC will be responsible for advising the Township on farming practices as well as upcoming trends and potential problems with the plan. Any future ordinances that pertain to farming would be brought to the AAC for their input prior to adoption.

The Farmland Preservation Plan is to be filed with the SADC for approval. Once approved the Township is eligible to participate in the Planning Incentive Grant; which allows the Township to receive funds from the County as well as the State. Although the State currently has no funds the probability is that there will be another Garden State Preservation Trust; with a plan in place South Harrison Township will be eligible for more money.

Marc Nagtegaal addressed a point of disclosure ordinance which was discussed at the March 9, 2009 regular meeting. Items that may be included are current year tax assessment; buffers, wetland delineations. It was determined to be a Township issue.

**Open Meeting to the Public:**

Motion to open the meeting to the public was made by Robert Schenk, second by Gary Spinner. Motion carried.

Charles Tyson, Deputy Mayor, commented that a resident is looking to sell her property located on the corner of Commissioners and Franklinville Road. She is interested to know how she may list the property. The Board advised Mr. Tyson that the property is located in the Professional Office/Residential zone.

**Close Meeting to the Public:**

Motion to close the meeting to the public was made by Robert Schenk, second by Jonathan Roth. Motion carried.

**Payment of the Bills:**

Motion to approve payment of the bills was made by Robert Schenk, second by Donald Palmucci.

**Roll Call:** Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – absent, Robert Campbell – absent, Joseph Calabro – absent, Jonathan Roth – yes, Stephen Ganzi – yes, Donald Palmucci – yes **R.C.V.: 7 – yes’, 0 – no’s, 0 – abstentions. Motion carried.**

Melvin Robertson advised the Board that he received information regarding Harrisonville Mobile Home Park as well as the Elk Township ordinance regarding mobile home parks. The Elk Township ordinance covers a broad range of requirements that South Harrison Township does not cover. Ms. Furey Bruder advised that Elk Township has a Mobile Home Park Zoning District and can govern accordingly. South Harrison Township does not recognize the Harrisonville Mobile Home Park and therefore the Township has no standards to uphold. The Board discussed designating Harrisonville Mobile Home Park lot as a Mobile Home Park zoning district.

**Adjournment:**

Motion to adjourn was made by Robert Schenk, second by Jonathan Roth. Motion carried.

Respectfully submitted,

Celeste Keen  
Board Secretary