

**South Harrison Township
Planning/Zoning Board of Adjustment
February 8, 2010**

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

Roll Call: James McCall – present (L – 7:05), Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Robert Schenk – absent, Joseph Marino – present, Jonathan Roth – present, Stephen Galati – present, Donald Palmucci – present, Gary Thompson, Board Solicitor – present, Robert Hunter – Board Engineer – present, Celeste Keen, Secretary – present.

Old Business:

Resolution R-10-06

Resolution Excluding the Public

Motion to adopt resolution R-10-06 was made by Joseph Wille, second by Donald Palmucci.

Roll Call: James McCall – absent, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Schenk – absent, Joseph Marino – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci - yes
R.C.V.: 7 – yes', 0 – no's, 0 – abstentions. **Motion carried.**

James McCall arrived and took his seat on the Board.

Ordinance O-10-04

The Board reviewed South Harrison Township Ordinance O-10-04 which amends Chapter 90 regarding Off Track Improvements. The Board agreed that language should be added to include soccer fields.

Motion to authorize secretary to send a letter to the Township Committee advising that the Board deems the ordinance to be consistent with the Master Plan was made by Jonathan Roth, second by Joseph Marino.

Roll Call: James McCall – yes, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Schenk – absent, Joseph Marino – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci - yes
R.C.V.: 8 – yes', 0 – no's, 0 – abstentions. **Motion carried.**

Costantino – 007-299-09

Denise Costantino, having received approval on November 9, 2009 to run a Bed & Breakfast from their residence, appeared before the Board to amend condition regarding lighting and signage. The Costantino's requested permission to display a working horse drawn wagon at the entrance of the property detailed with the establishment name and lighted by a solar unit in the bed of the wagon.

Motion to grant amendment to the Use Variance was made by Jonathan Roth, second by Joseph Wille.

Roll Call: James McCall – abstain, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Schenk – absent, Joseph Marino – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci – yes
R.C.V.: 7 – yes’, 0 – no’s, 1 – abstentions. Motion carried.

Melvin Robertson referencing “The Planner” noted that the NJ Supreme Court has ruled that Towns can charge builders to replace trees cut down during development. Builders cannot be made to replace on site but on Township property. Fees are included in the article however, Mr. Robertson is unsure if the Township’s ordinance cites fees.

Motion to authorize Secretary to issue a letter to the Committee regarding two (2) pending issues on Franklinville Road, a sinkhole in Saddlebrook development and a Vestry Road water runoff issue was made by Jonathan Roth, second by Donald Palmucci.

Roll Call: James McCall – yes, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Schenk – absent, Joseph Marino – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci – yes
R.C.V.: 8 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Joseph Wille, second by Jonathan Roth. Motion carried.

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Donald Palmucci, second by James McCall. Motion carried.

Payment of the Bills:

Motion to approve payment of the bills was made by Joseph Wille, second by Jonathan Roth.

Roll Call: James McCall – yes, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Schenk – absent, Joseph Marino – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci – yes
R.C.V.: 8 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

Motion to enter closed session was made by James McCall, second by Joseph Marino.
Motion carried.

The Board entered Closed Session

Motion to return to open session was made by James McCall, second by Jonathan Roth.
Motion carried.

Adjournment:

Motion to adjourn was made by James McCall, second by Melvin Robertson. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information Only