

**South Harrison Township  
Planning/Zoning Board of Adjustment  
August 8, 2011**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on August 8, 2011 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Joseph Marino, Board Chair and led those present in the Pledge of Allegiance to the Flag.

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

**Roll Call:** James McCall – present (L-7:05), Gary Spinner – present, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Robert Schenk – present, Joseph Wille – absent, Stephen Galati – present, John Horner – present, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Leah Furey Bruder – Board Planner – present, Steven Bach – Board Engineer – present, Celeste Keen, Secretary – present.

**Minutes:**

Motion to approve the regular and closed session minutes of July 11, 2011 was made by John Horner, second by Melvin Robertson. **Motion carried.**

**Old Business:**

**Resolution R-11-12**

**Resolution Granting Bulk Variance  
to Robert Metheny  
Block 12, Lot 11.02**

Motion to adopt resolution R-11-12 was made by Melvin Robertson, second by Gary Spinner.

**Roll Call:** James McCall – abstain, Gary Spinner – yes, Thomas Sorbello – abstain, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – abstain, Joseph Wille – absent, Stephen Galati – abstain, John Horner – yes, Neil McIntyre – absent

**R.C.V.: 4 – yes', 0 – no's, 4 – abstentions. Motion carried.**

**Resolution R-11-13**

**Resolution Excluding the Public**

Motion to adopt resolution R-11-13 was made by Stephen Galati, second by James McCall.

**Roll Call:** James McCall – yes, Gary Spinner – yes, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – yes, Joseph Wille – absent, Stephen Galati – yes, John Horner – yes, Neil McIntyre – absent

**R.C.V.: 8 – yes', 0 – no's, 0 – abstentions. Motion carried.**

**New Business:**

**Millenium Land Dev. – 004-208-11  
Information Review**

Bruce Martin appeared before the Board regarding the proposed solar field to be located at Block 5, Lot 11 also known as 436 Monroeville Road. He introduced himself as owner of Millenium Land Development and advised that Robert Lipinski (not in attendance) is the co-owner. Mr. Martin then introduced Dan Schafer, electrical engineer and Justin Murphy, solar attorney both present to answer any questions the Board may have.

Mr. Martin reviewed the property location which is situate across Monroeville Road from Gloucester County Improvement Authority. The proposed project would be a 10 Megawatt solar farm which would be approximately sixty acres of panels. No traffic associated with the project except for approximately one vehicle per month for maintenance. Construction of the project would take roughly four 4 to five 5 months.

Robert Schenk inquired as to the end user. Mr. Schafer advised that it would be going back to a distributor, probably Atlantic Electric.

James McCall asked Mr. Schafer what plans would be in place when the panels begin to fail. Mr. Martin advised that the panels should be upgraded throughout the years. If interest is lost, a developer's agreement will allow the Township to remove the panels, if the developer fails to, and place a lien on the property.

Mr. Murphy addressed the Board regarding two pieces of legislation (Senate Bill No. 2888 and Assembly bill 3893) which would entitle the municipality to receive \$7,000 per megawatt. The applicant is proposing a 10 megawatt system which would allow the municipality to receive \$70,000 per year as a tax ratable.

**Open Meeting to the Public:**

Motion to open the meeting to the public was made by James McCall, second by Robert Schenk. **Motion carried.**

No public present.

**Close Meeting to the Public:**

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

Motion to enter closed session was made by Gary Spinner, second by Thomas Sorbello. **Motion carried.**

**Payment of the Bills:**

Motion to approve payment of the bills was made by Robert Schenk, second by Melvin Robertson.

**Roll Call:** James McCall – yes, Gary Spinner – yes, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Robert Schenk – yes, Joseph Wille – absent, Stephen Galati – yes, John Horner – yes, Neil McIntyre – absent

**R.C.V.: 8 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Within the Hollybrook Estates major subdivision the property owners of a lot that possesses a basin on their property have pulled the Township into a lawsuit claiming that they were not made aware that they were responsible for maintaining the basin on their property.

Mr. Sorbello advised that he recently spoke with someone with the GC Farmland Preservation Program who stated that the three (3) acre lot minimum is dropping the values on farmland preservation. Two (2) acre lot minimums would be more highly valued.

Previously South Harrison Township had been preparing a Farmland Preservation Plan with the assistance of a grant from the Office of Smart Growth. Under Gov. Christie that department has been renamed Office of Planning Advocacy and has, without warning, issued the Township a letter advising that the grant would be closed. Ms. Bruder has been in contact and the OPA has authorized an extension of the grant. A change in minimum lot requirements could be discussed at a part of the plan.

Ms. Bruder recommended that the Township prepare the Farmland Preservation Plan but not file the Plan with the SEDC.

Stephen Galati requested that Leah Bruder address the proposed project which was discussed earlier in the meeting and what effects, if any, the project would have on the Township's ability to fulfill its COAH requirement. The administration under Gov. Christie is in the process of drastically changing COAH. According to MLUL solar facilities are a permitted use within Light Industrial Zones. Ms. Bruder spoke with a COAH representative who asked whether or not this property is a good candidate for affordable housing. Ms. Bruder advised that for the Township it is suitable but in general terms; due to the lack of public water and sewer, the density being insufficient, and basically is not ideal for affordable housing. Ultimately the COAH representative advised that if the solar facility is approved there would be no repercussions from COAH.

**Adjournment:**

Motion to adjourn was made by Thomas Sorbello, second by Robert Schenk. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary