

**South Harrison Township  
Planning/Zoning Board of Adjustment  
January 9, 2012**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on January 9, 2012 at 7:15 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, Gary Spinner – present, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – present, John Horner – absent, Daniel Webster – present, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanaplue – Board Planner – present, Celeste Keen, Secretary – present.

**Minutes:**

Motion to approve the regular minutes of December 12, 2011 was made by Melvin Robertson, second by Joseph Wille. **Motion carried.**

**Steven Bach introduced Candace Kanaplue as the Board's interim Planner.**

**Steven Bach and Candace Kanaplue were sworn to give testimony for the year 2012.**

**Gary Thompson stepped down due to conflict.**

**New Business:**

**Pettit, Adam – 009-349-11  
Informational Review**

Adam Pettit of Compressed Air Equipment, appeared before the Board requesting the Board's opinion regarding the possibility of relocating his business to Block 2.01, Lot 4 which is situate at the corner of State Highway 45 and Franklinville Road (C.R. 538). His business is currently located in Pitman and is expanding. They are looking to relocate and as Mr. Pettit is a resident of South Harrison Township he is interested in having thee above reference property the new location. The building would be office space and parts storage. The business is running with four (4) office employees currently with the chance for growth. The building is a hub for service technicians for parts pick up, etc. All service is done off site. Parts are kept on-site to service 24 hour customers. Service vans are stocked and wouldn't normally need to be at the shop after business hours. Current business hours are 7:00 am - 4:00pm Mondays through Fridays, but on call 24 hours 5 days/week. Technicians drive the service vans home at night. Current building is 1500-1800 sq ft of office space and 2800-3000 sq ft of parts storage. Rear fenced area would store a flat bed trailer. Diesel compressors are stored but not used on site. Entire building would be for his use only. UPS deliveries are received once per day. Tractor trailer deliveries are currently 4 to 5 times per month typically before 4pm. Fence design with two (2) gates is to allow for deliveries being received in the back of the building and to go through without turning around. Parking reduction as per Planner's recommendation is amenable. The building is divided into one wing being office space and one wing being for parts/storage warehouse. Currently has an above ground waste oil tank, waste is picked up once per week.

**Gary Thompson resumed his seat on the Board.**

**Oath of Office was administered to Board Member Daniel Webster by Celeste Keen.**

**James McCall and Gary Spinner stepped down due to conflict.**

**Old Business:**

**CCP&Q, Inc. – 008-339-11  
Preliminary Major Subdivision  
w/Use and Bulk Variances**

Mr. Thompson advised that CCP&Q, Inc. has attained a Power of Attorney from the owner of Lot 5, Mr. Joseph Hyland. The plans have been signed accordingly and submitted to the Board's Secretary. The proofs of services are in order. Eric Kershenblatt, attorney for CCP&Q recapped the application. Gary Civalier, engineer for the applicant advised that the application is for 32 lots, 30 of which are residential and two (2) are open space. A D Use Variance requested for density.

Mr. Civalier, Martin Hewitt (owner), and Fred Altimore (Project Manager) were sworn.

Open space areas are not purely open space they will maintain septic systems for joint ownership. Those owners will be responsible for maintenance of the systems. At most, those responsible would be four (4) owners with two (2) duplexes. Septic design was prepared to accommodate distance from wells. Deed language is fairly common, to be included on the deeds. Homeowners Association (HOA) will have ability to take over and fix if owners refuse to maintain/repair themselves.

All prior conditions from preliminary approval are to be adhered to.

There will be one (1) well for each single family home. Duplexes and townhouses will share wells and will be maintained in the same fashion as the septic systems. There will be deed restrictions regarding garages stating that they will not be able to be converted into living space. Parking will be private parking and will not be maintained by the Township for purposes of snow plowing. Townhouses have two (2) parking spaces each and the six (6) lots located at the corner of State Hwy 45 & Franklinville Road (CR-538). On street parking will be permitted on one (1) side of streets. Trash can receptacle area for the townhouses will be determined prior to final.

Regarding the potential contamination issues the applicant agreed to provide a work plan prepared by a Licensed Site Remediation Professional (LSRP) prior to the filing of final major subdivision approval. Prior to issuance of building permits, a Response Action Outcome must be submitted to the Department of Environmental Protection (DEP) by the applicant's LSRP.

COAH requirement of 20% of the total number of units will be made affordable to low and moderate income households.

**Open Meeting to the Public:**

Motion to open the meeting to the public on this matter only was made by Thomas Sorbello, second by Melvin Robertson. Motion carried.

No public spoke

**Close Meeting to the Public:**

Motion to close the meeting to the public on this matter only was made by Thomas Sorbello, second by Melvin Robertson. Motion carried.

Motion to grant the density variance was made by Joseph Wille, second by Melvin Robertson.

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

**R.C.V.: 7 – yes', 0 – no's, 2 – abstentions. Motion carried.**

Motion to grant the bulk variances for the septic lots was made by Stephen Galati, second by Melvin Robertson.

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

**R.C.V.:** 7 – yes, 0 – no's, 2 – abstentions. **Motion carried.**

Motion to grant amended preliminary major subdivision was made by Thomas Sorbello, second by Joseph Wille.

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

**R.C.V.:** 7 – yes, 0 – no's, 2 – abstentions. **Motion carried.**

**James McCall and Gary Spinner resumed their seats on the Board.**

**Open Meeting to the Public:**

Motion to open the meeting to the public was made by Thomas Sorbello, second by Gary Spinner. **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 Thomas Sorbello. **Motion carried.**

**Payment of the Bills:**

Motion to approve payment of the bills was made by Gary Spinner, second by Thomas Sorbello.

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

**R.C.V.:** 9 – yes, 0 – no's, 0 – abstentions. **Motion carried.**

**Adjournment:**

Motion to adjourn was made by Gary Spinner, second by Daniel Webster. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary