

**South Harrison Township
Planning/Zoning Board of Adjustment
May 14, 2012**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on May 14, 2012 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, Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – present, John Horner – present, Daniel Webster – absent, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of April 9, 2012 was made by Stephen Galati, second by Joseph Wille. **Motion carried.**

New Business:

**Peterson – 001-114-12
Minor Subdivision**

Mr. Peterson introduced himself, Steven Datz (surveyor), Bob Ciconte (potential buyer) and Dale Riggs (realtor) all were sworn to give testimony.

The completeness portion of the Board Engineer's letter dated May 11, 2012 was reviewed:

1. Board Secretary confirmed receipt of taxes.
2. Mr. Datz advised that the plan, if drawn to scale, would not fit on the drawing and requested a waiver, Mr. Bach agreed.
3. Gloucester County Planning Board 'Report of Action' received. County approval is a condition of Township approval.
4. Information to be submitted as a condition of approval.
5. Mr. Datz agreed to make clearer on revision of plan, condition of approval.
6. & 7. As no improvements to either lot are being proposed waivers were requested, Mr. Bach agreed.

Motion to deem the application complete with waivers was made by Joseph Wille, second by James McCall.

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

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

The Board reviewed of the minor subdivision portion of Board Engineer's letter:

1. & 2. The applicant agreed.
3. Applicant is requesting relief of buffer requirement as the 65+ acres is a horse farm and not vegetative, Mr. Bach agreed.
4. Mr. Peterson advised that Mr. Ciconte is purchasing the property for residence and that the horse farm will be maintained as such separately.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by James McCall, second by Gary Spinner. Motion carried.

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by Gary Spinner, second by James McCall. **Motion carried.**

Motion to approve minor subdivision with waivers was made by Melvin Robertson, second by James McCall.

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

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

Open Meeting to the Public:

Motion to open the meeting to the public was made by James McCall, 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 Stephen Galati, second by John Horner. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by Stephen Galati, second by John Horner.

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

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

The Board reviewed a letter from Kathie Renner, attorney for Piersol Homes, dated May 8, 2012. In the letter she states that Piersol Homes is requesting an extension for the time to complete improvements to Phase III of Country Bridge Estates. This item has been scheduled on the June 11th agenda.

Mr. Robertson advised that there is a lot of construction equipment and a large mound of dirt at the Lopes residence which has recently received a lot line adjustment from the Board. Mr. McCall advised that the dirt pile is to be donated to Stewart Park for the sports fields. Mr. Wille to contact owner to verify intent in regards to the equipment.

Mr. Robertson questioned Mr. Wille regarding basin complaints and whether the Board members are allowed to file a complaint. Mr. Bach advised that Mr. Wille can only cite basin owners with violations to their specific basin maintenance requirements. There is no blanket basin requirement checklist.

Adjournment:

Motion to adjourn was made by Heather Brown, second by James McCall. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary