

**South Harrison Township
Planning/Zoning Board of Adjustment
December 10, 2012**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on December 10, 2012 at 7:00 p.m. in the South Harrison Township Municipal Building.

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

Joseph Marino arrived and took his seat on the Board.

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

Ronald Ambruster was sworn in as a member of the Planning/Zoning Board of Adjustment member.

Roll Call: James McCall – absent, Mary Howard – present, John Horner – present, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – absent, Ronald Ambruster – present, Daniel Webster – absent, Neil McIntyre – absent, Gary Thompson, Board Solicitor – present, Candace Kanaplue, Township Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of September 10, 2012 was made by John Horner, second by Melvin Robertson. **Motion carried.**

Mary Howard and John Horner stepped down due to conflict.

New Business:

**South Harrison 500 Assoc., LLC
002-326-12**

Mr. Thompson, Board's Attorney advised that Mr. Wille, South Harrison Township's Zoning Officer, has been to court with the former owner of the referenced property. It is with the Applicant's Attorney's concurrence that Mr. Wille remains seated on the Board. Final determination will be made after consultation with the applicant, South Harrison 500 Associates, LLC.

William Ziegler, attorney for the applicant, has provided affidavit to Board Secretary and has been provided with proof of taxes being paid by the South Harrison Township Tax Office. Mr. Ziegler advised that the property in question was previously owned by Mr. Pacilli. Mr. Ziegler advised that the Applicant's Planner is not available and requests Board deem the application complete and carry hearing to the next regular meeting.

Candace Kanaplue reviewed her letter dated December 4, 2012 as the waivers requested are often permitted contingent upon approvals, she would recommend the Board deem complete with waivers.

Motion to deem this application complete was made by Joseph Wille, second by Thomas Sorbello.

Roll Call: James McCall – absent, Mary Howard – present, John Horner – present, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, Daniel Webster – absent, Neil McIntyre – absent

R.C.V.: 6 – yes', 0 – no's, 0 – abstention. Motion carried.

Motion to continue to this public hearing to the next regular meeting which will be January 14, 2013 at 7:00pm was made by Heather Brown, second by Ronald Ambruster. **Motion carried.**

Mr. Thompson advised those present that the public hearing has been continued to the January 14, 2013 meeting. He further advised that there will be no further notification from the applicant.

Mark Asselta of Brown & Connery, attorney for the Country View HOA, advised that he along with the approximately twelve members present understood the continuance and stated that they would return in January to oppose this application.

Open Meeting to the Public:

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

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Ronald Ambruster, second by Thomas Sorbello. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by John Horner, second by Thomas Sorbello.

Roll Call: James McCall – yes, Mary Howard – yes, John Horner – present, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, Daniel Webster – absent, Neil McIntyre – absent
R.C.V.: 8 – yes’, 0 – no’s, 0 – abstention. Motion carried.

Mary Howard asked for an update regarding the Quail Hollow major subdivision. They have received preliminary approvals and should be submitting an application for final approval soon.

Adjournment:

Motion to adjourn was made by Thomas Sorbello, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary