

**South Harrison Township
Planning/Zoning Board of Adjustment
January 14, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on January 14, 2013 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, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – present, Ronald Ambruster – present, Daniel Webster – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – absent, Candace Kanapue – Township Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular minutes of December 10, 2012 was made by Melvin Robertson, second by Heather Brown. **Motion carried.**

James McCall and Joseph Wille stepped down due to conflict.

Old Business:

**South Harrison 500 Associates – 002-326-12
Interpretation / Use Variance in the Alternative**

William Ziegler, attorney for the applicant advised that the application before the Board is to be bifurcated. Initially the Board should interpret the Land Use Ordinance as to whether or not the "Community Yard Sale" is a permitted use within the Light Industrial Zone. If it is deemed to be not a permitted use the Board would then consider the Use Variance portion of the application. As there are only five (5) Zoning Board members present Mr. Ziegler deferred to the Board Chair as to whether or not to proceed or to continue to the February meeting.

Mr. Marino, stating that he did not wish to have the application heard twice, apologized to those present but advised that the application would be heard at the February 11, 2013 meeting @ 7:00pm.

James McCall and Joseph Wille resumed their seats on the Board.

Open Meeting to the Public:

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

JC Alger of 109 Pancoast Place, Harrison Township asked the Board to clarify the Board's membership and the difference that would be seen at the February meeting. Mr. Alger was advised that due to unforeseen circumstances the Board did not have a full membership present. In addition to two (2) absences there is a vacancy on the Board. Mr. Alger was further advised that the Township Committee appoints Planning/Zoning Board members and that they would make every attempt to have the vacancy filled prior to the February meeting.

Close Meeting to the Public:

Motion to open the meeting to the public was made by Ronald Ambruster, second by Melvin Robertson. **Motion carried.**

Payment of the Bills:

Motion to approve payment of the bills was made by Heather Brown, second by Ronald Ambruster.

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

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

Joseph Marino updated the Board regarding the Farmland Preservation Plan. Each is working on the plan to be submitted to the State for approval as soon as possible. Having the plan in place would give residents of South Harrison Township advantage over other municipalities without an approved plan in obtaining farmland preservation. Candace Kanaplue stated that it may be possible to have ready for the Board's approval by the February 11th meeting.

Adjournment:

Motion to adjourn was made by Joseph Wille, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information