

**South Harrison Township  
Planning/Zoning Board of Adjustment  
May 13, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on May 13, 2013 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), John Horner – present, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – present, Stephen Galati – present, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook - absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present.

**Minutes:**

Motion to approve the regular minutes of April 8, 2013 was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

**James McCall arrived and assumed his seat.**

**Old Business:**

**Farmland Preservation Plan Hearing**

Gary Thompson advised those present that all notifications have been made to the South Jersey Times, the surrounding Municipal Clerks and the Gloucester County Planning Board and therefore the hearing may proceed.

Candace Kanaplue was sworn to give testimony. Ms. Kanaplue submitted for the Board's review a presentation of the Farmland Preservation Plan. The Plan delineates South Harrison Township's history of preservation as well as a comprehensive plan moving forward. The Plan defines the many ways in which farmland may be preserved and the source of funding for each. Ms. Kanaplue explained the Township's ability to enter into the State's Planning Incentive Grant (PIG) Program.

Mr. Galati inquired if the plan obligated the Township to preserve farmland. Ms. Kanaplue advised that adopting the Plan alone would not obligate the Township. It enables the Township the ability to deny a major subdivision application if it falls within one of the "Priority Areas". If enrolled in the PIG program the Township would be obligated to fund preservation. If the Township funds were not available the burden would fall to the County.

Steven Bach was sworn to give testimony. Mr. Bach advised that there would be no cost incurred to the Township by simply adding the Farmland Preservation Plan to the existing Master Plan. If entering the PIG program the Township would be responsible for administrative costs.

Motion to open the meeting to the public on this matter only was made by James McCall, second by Thomas Sorbello. **Motion carried.**

No public commented.

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

Motion to adopt the Farmland Preservation Plan as part of the Township's Master Plan was made by Thomas Sorbello, second by Melvin Robertson.

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

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

**New Business:**

**Estate of Contarino, Salvatore – 003-121-13  
Minor Subdivision**

Michelle Barnabie and Thomas Barnabie of 1564 Commissioners Road and Steve Datz, surveyor, of 109 Woodland Avenue in Mullica Hill appeared before the Board and were sworn to give testimony.

Mr. Bach reviewed his letter dated May 6, 2013. On page two items 1 and 2 have been satisfied; items 3 and 4 could be on condition of approval; and items 5, 6 and 7 may be waived.

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

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

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

Mr. Datz agreed to all of the conditions contained on page three. Mr. Thompson noted that the minor subdivision may be filed by deed rather than by plat with the County. Mr. Bach noted that as the application is not requesting any variances.

Motion to approve the minor subdivision was made by James McCall, second by John Horner.

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

**Motion carried.**

Carmen Malignaggi of 102 Ferrell Road appeared before the Board to discuss the three (3) acre minimum lot size requirement of the Agricultural/Residential Zone of the South Harrison Township's Land Use Ordinance. The Board discussed the change from the former one (1) acre minimum to the revised (2) acre minimum requirement and the positive and negative aspects of each condition.

**Close Meeting to the Public:**

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

Mr. Horner inquired as to the procedure of revisiting the minimum acreage issue. Mr. Thompson advised that the Land Use Board would need a motion to direct the Secretary to send a letter to Township Committee that a recommendation by the Board is to amend the Master Plan regarding the current lot sizes.

Motion to authorize the Secretary to send a letter to the Township Committee requesting the Board be allowed to re-examine the lot size requirement of the Master Plan was made by John Horner, second by Joseph Wille.

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

**Payment of the Bills:**

Motion to approve payment of the bills was made by Heather Brown, second by Thomas Sorbello.

**Roll Call:** James McCall – abstain, John Horner – yes, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – yes, Ronald Ambruster – absent, Daniel Webster – absent, John Maybrook - absent  
**R.C.V.:** 7 – yes’, 0 – no’s, 1 – abstentions. **Motion carried.**

Mr. Robertson distributed copies of a newly adopted Cherry Hill ordinance (2013-17) which pertains to property maintenance for those properties that are vacant / abandoned. Mr. Bach advised that such ordinances are hard to enforce and usually cost prohibitive for municipalities.

Mr. Robertson inquired as to whether anything could be done regarding the dumping of what appears to be trash on the corner of Cedar Grove and Mullica Hill Roads. Mr. Wille advised that as the Zoning Officer he has cited the homeowner and that the matter is being rectified.

**Adjournment:**

Motion to adjourn was made by Thomas Sorbello, second by Heather Brown. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary

Information ONLY