

**South Harrison Township
Planning/Zoning Board of Adjustment
June 10, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on June 10, 2013 at 7:10 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.

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

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

Minutes:

Motion to approve the regular minutes of May 13, 2013 was made by Joseph Wille, second by Heather Brown. **Motion carried.**

Old Business:

Resolution R-13-08

**Resolution Granting Minor Subdivision Approval
to the Estate of Salvatore L Contarino
Block M, Lot 6**

Motion to adopt resolution R-13-08 was made by Joseph Wille, second by Heather Brown.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – absent, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – abstain, Daniel Webster – absent, John Maybrook – abstain
R.C.V.: 3 – yes', 0 – no's, 2 – abstentions. **Motion carried.**

Resolution R-13-09

**Resolution Adopting the 2013 Comprehensive Farmland
Preservation Plan as an Element of the Master Plan**

Motion to adopt resolution R-13-09 was made by Heather Brown, second by Joseph Wille.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – absent, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – abstain, Daniel Webster – absent, John Maybrook – abstain
R.C.V.: 3 – yes', 0 – no's, 2 – abstentions. **Motion carried.**

New Business:

**Justin, Joseph – 002-100-13
Bulk Variance**

Joseph Justin of 1112 Mullica Hill Road and Charles Bergen of Trinity Solar appeared before the Board and were sworn to give testimony.

Candace Kanaplue was sworn to give testimony. Ms. Kanaplue reviewed the completeness issues within her letter dated May 2, 2013. Proof of taxes being paid has been provided to the Board's Secretary. Waivers requested for items 2, 3, 5, 6, 11 and 12. Each provided tax map page entered into evidence as B-1. As a condition of approval the owners shall submit a signed copy of the plan. Regarding the notification of residents within 200 feet, two (2) residents' addresses were mailed incorrectly according to the certified mail receipts. Written waivers from those two (2) residents were received by the Board's Secretary prior to the meeting.

Gary Thompson requested the Affidavit of Publication from Mr. Bergen. Mr. Bergen was unable to produce the affidavit. The Board granted Mr. Bergen a ten minute recess to call an associate in order to obtain a copy of the affidavit.

During the recess the Board's Secretary and others attempted to search online for the proof of publication. It was not located online.

Mr. Bergen returned and assured Mr. Thompson and the Board that the publication took place on May 31, 2013 in the South Jersey Times. The affidavit had been received by Trinity Solar on June 10, 2013. Mr. Bergen advised that he would email the affidavit to the Board's Secretary on June 11, 2013.

Mr. Thompson advised the Board that they may proceed with the hearing however if the hearing was not properly advertised any approvals received would be void and the application would need a new hearing.

Motion to deem the application complete with waivers as requested was made by Joseph Wille, second by Ronald Ambruster.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – absent, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, Daniel Webster – absent, John Maybrook – yes
R.C.V.: 5 – yes', 0 – no's, 0 abstentions. **Motion carried.**

Mr. Justin testified that the placement of the solar panels is due to the location of the septic field and trees on his property. The back of the panels will be covered by lattice so that the mechanics of the panels are guarded from unauthorized access. All maintenance is the sole responsibility of Trinity Solar.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by Ronald Ambruster, second by Joseph Wille. **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 Ronald Ambruster, second by Joseph Wille. **Motion carried.**

Motion to approve the C2 bulk variance with the understanding that the affidavit of publication be received by the Board's Secretary was made by Ronald Ambruster, second by Heather Brown.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – absent, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – yes, Daniel Webster – absent, John Maybrook – yes
R.C.V.: 5 – yes', 0 – no's, 0 – abstentions. **Motion carried.**

Open Meeting to the Public:

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

No Public Present

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by John Maybrook, second by Ronald Ambruster.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – absent, Heather Brown – yes, Joseph Wille – yes, Stephen Galati – absent, Ronald Ambruster – abstain, Daniel Webster – absent, John Maybrook – abstain
R.C.V.: 3 – yes', 0 – no's, 2 – abstentions. **Motion carried.**

Adjournment:

Motion to adjourn was made by Ronald Ambruster, second by Heather Brown. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information Only