

**South Harrison Township
Planning/Zoning Board of Adjustment
September 9, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on September 9, 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, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – absent, Stephen Galati – present, Ronald Ambruster – absent, 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.

New Business:

Mayor McCall recused himself due to conflict.

**C&F Family LP
004-231-13
Use Variance**

Adam Telsey, attorney for the applicant, advised that the application before the Board is a Use Variance to permit a house located within the Light Industrial (LI) zone to once again be used as a residence.

Mr. Telsey introduced Fred Sorbello of 1631 State Hwy 45 in South Harrison Twp and Dale Boston of Boston & Seeberger located in Pennsville, NJ the applicant and professional planner respectively. Mr. Sorbello and Mr. Boston were sworn to give testimony.

Ms. Candace Kanaplue, Board's Planner, was sworn to give testimony. Ms. Kanaplue reviewed the Completeness issues of her letter dated September 4, 2013. Board Secretary confirmed that verification of the taxes being current had been received. A copy of a Site plan of the property dated July 10, 2000 as well as two (2) aerial photographs have been provided. Testimony from Mr. Sorbello confirmed that there have been no changes since 2000. Waiver of outside agency approval recommended due to the nature of the application.

Motion to deem the application complete was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by Heather Brown, second by Stephen Galati. **Motion carried.**

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by Heather Brown, second by Melvin Robertson. **Motion carried.**

Mr. Sorbello testified that the lot on which the house is located was purchased and consolidated in order to facilitate the application process when proposing the cold storage business. It was initially used by the business as office space. Mr. Sorbello wishes to have his Quality Control Manager who is also his daughter move into the home.

The driveway which is estimated to be 12' wide is located within an easement on the west side of the property. Mr. Telsey will confirm the easement is in place and will establish an easement in the alternative.

Mr. Boston testified that the positive criteria for the Use Variance are that there are residential neighborhoods currently surrounding the property, the utilities are established and there will be no new construction. There are no negative criteria.

Motion to approve the Use Variance was made by Stephen Galati, second by Melvin Robertson.

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

Mayor McCall resumed his seat on the Board.

**Clark, Jr., Richard R.
005-240-13
Bulk Variance &
Site Plan Waiver**

Guy Killen, attorney for the applicant, appeared before the Board. Mr. Thompson advised the Board that due to a discrepancy in the notification of residents within 200', the hearing for application 005-240-13 would not be able to occur at this meeting.

Ms. Kanaplue reviewed the Completeness portion of her letter dated September 4, 2013. Board Secretary confirmed that verification of the taxes being current had been received. Waivers recommended for items 2, 3, 4, 7 and 8. Requirement of owners' signature on the plans as well as the name, address and signature of applicant on the plans may be a condition of approval.

Motion to deem the application complete was made by James McCall, second by Melvin Robertson. **Motion carried.**

Public hearing rescheduled for the October 15, 2013 meeting.

Open Meeting to the Public:

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

No public spoke.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by James McCall, second by Melvin Robertson.

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

R.C.V.: 6 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

Mayor McCall advised that the Township has received additional State Aid to continue the repaving of Cedar Grove Road.

Adjournment:

Motion to adjourn was made by Melvin Robertson, second by Heather Brown. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

ONLINE

Information