

**South Harrison Township
Planning/Zoning Board of Adjustment
November 12, 2013**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on November 12, 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-7:06), John Horner – absent, Thomas Sorbello – present (L-7:02), Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – absent, 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 and closed session minutes of October 15, 2013 was made by Ronald Ambruster, second by Melvin Robertson. **Motion carried.**

Thomas Sorbello arrived and assumed his seat on the Board.

Old Business:

Resolution R-13-14

**Resolution Granting Waiver of Site Plan Approval
Clark, Jr., Richard F.**

Motion to adopt resolution R-13-14 was made by Ronald Ambruster, second by Melvin Robertson.

Roll Call: James McCall – absent, John Horner – absent, Thomas Sorbello – yes, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – absent, Ronald Ambruster – yes, Daniel Webster – absent, John Maybrook – yes
R.C.V.: 6 – yes', 0 – no's, 0 – abstentions. **Motion carried.**

James McCall arrived but did not assume his seat on Board due to conflict.

New Business:

**B & G Property
006-294-13
Informal Review**

Mr. Thompson advised those present that the following application is a conceptual presentation only and as such all comments made on either the applicant's behalf or the Board's behalf are non-binding should the applicant return with a Use Variance application.

Gregory Simonds of GS Engineering appeared before the Board to review a possible plan to establish a gas station along with a convenience store/Dunkin Donuts drive thru. The property is the north east corner of State Highway 45 and Franklinville Road (CR 538) also known as Block 2.01, Lot 4. The lot is 2.9 acres and is zoned Professional Office/Residential (PO/R). The proposed gas station has four (4) pumps to accommodate eight (8) vehicles. It is not intended to be a 24 hour operation, hours to be 6:00 am to 10:00 or 11:00 pm.

The Board inquired as to the safety of the surrounding residents' well systems. The NJ DEP is in charge of regulating all underground tanks and inspections.

Re-Exam Master Plan

Candace Kanaplue reviewed her letter dated October 29, 2013. The Board discussed the removal of the clustering option within the Land Use Ordinance. Ms. Kanaplue will bring data to the December 9, 2013 meeting regarding one (1) acre and two (2) acre minimum lot sizes. Ms. Kanaplue will also bring information regarding mobile home parks including current mobile home sizes and other municipal ordinances pertaining to mobile home parks.

Open Meeting to the Public:

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

Marc Nagtegaal of 719 Franklinville Road regarding the Informal Review earlier in the evening he is concerned with the environmental impacts that may be associated with a gas station within the Township.

Jonathon Roth of 1622 Commissioners Road asked the Board to reconsider removing the clustering option from the Land Use Ordinance as it benefits the flora and fauna in the Township. It also promotes recreational activities by possibly connecting the open spaces created by the clustering to someday have the ability to go from one to another to form a walking/biking trail.

The Board advised Mr. Roth that they have discussed this issue at several meetings and they do not believe that South Harrison Township is a good fit for the clustering concept.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by Ronald Ambruster, second by Thomas Sorbello.

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

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

Mr. Robertson noted that a basin lot located in the Fox Haven subdivision is up for sale. He advised that the basin is in total failure and recommended contacting the realtor to advise. Mr. McCall stated that he has spoken with the realtor and that he is aware of the basin issue.

Adjournment:

Motion to adjourn was made by Ronald Ambruster, second by John Maybrook. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary