

**South Harrison Township  
Planning/Zoning Board of Adjustment  
January 13, 2014**

The South Harrison Township Planning/Zoning Board of Adjustment and the Township Committee held a combined meeting on January 13, 2014 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 – present, Thomas Sorbello – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – absent, Joseph Wille – present, Stephen Galati – present, Ronald Ambruster – absent, David Wade – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present

Robert Diaz – absent, Mary Howard – present, Robert Schenk – present

**Minutes:**

Motion to approve the regular minutes of November 12, 2013 was made by Melvin Robertson, second by Thomas Sorbello. **Motion carried.**

**Old Business:**

**Re-Examination of Master Plan**

Candace Kanaplue reviewed the draft Re-examination of the Master Plan with a Power Point presentation. The changes to the Master Plan include decreasing the minimum lot size from three (3) acre minimum lot size to two (2) acres; removing the clustering aspect within major subdivisions; and updating the mobile home standards to reflect the current market.

Stephen Galati inquired as to the value of a two acre lot compared to a three acre lot. James McCall advised that he had recently subdivided a parcel into two (2) three (3) acre lots. A one (1) acre lot in South Harrison Township is assessed at approximately \$90,000 whereas his three (3) acre lots are assessed at \$108,000. There is not a substantial difference in assessed values, the difference is with Farmland Preservation.

Joseph Marino recommended decreasing the minimum lot size to one (1) acre minimum for the benefit of the farmers who wish to go into Farmland Preservation. Mr. Marino has spoken with Ken Atkinson from Gloucester County Farmland Preservation and it is Mr. Atkinson's opinion that one (1) acre minimum lot sizes are more economically beneficial to the farmers.

Robert Schenk asked Ms. Kanaplue to explain the "circumstantial changes and unanticipated effects" regarding the current Master Plan. Ms. Kanaplue explained that the down turn in the economy and the minimum funding being offered to the farmers of South Harrison Township toward farmland preservation due to the three (3) acre minimum lot size requirement.

Mr. Schenk inquired as to the surrounding municipalities' minimum acreage requirements. Ms. Kanaplue advised that she had done research last autumn.

- Woolwich's R1 district has a 87,000 sq ft minimum lot size;
- Pilesgrove's RR district has a 2 acres minimum lot size;

- Upper Pittsgrove's has two districts that abut South Harrison Twp the first has a 2 acre minimum lot size and their Agricultural district has a 5 acre minimum lot size;
- Elk's low density and rural residential 1.5 acre minimum lot size;
- Harrison's R1 district has a 1 acre minimum lot size without septic and ½ acre with septic.

Mr. Schenk inquired as to the removal of "clustering" within major subdivisions. It was explained that clustering allowed a developer to build homes on less than three (3) acre lots and build a home on a one (1) acre lot. The balance of the acreage was put into one (1) open space that was not taxable and relied on a homeowners' association to maintain. It was initially proposed that the open spaces would be farmable but the reality is that farmers are not able to farm (5) five or ten acres at time. Mr. Bach added that homeowners' associations are more increasingly less viable.

Mr. Schenk asked the Board why, if mobile home parks are not a permitted use within the Township; except for the one (1) already established, would the Board want to change the regulations relating to the mobile homes. Mr. Marino explained that it is the Board's opinion that the mobile home park that is in the Township should be able to update the homes within the park so as not to become a blight within the Township.

Mr. Robertson asked for the proper definition of mobile home versus trailer versus manufactured home. Mr. Bach advised that he would research the definitions and bring a report to the February meeting.

**Open Meeting to the Public:**

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

Marc Nagtegaal of 719 Franklinville Road commented that the trailer park is limited by the septic system capabilities and the Fire Department may have issue with distance between homes. The yellow segments on the map equal a possible 20 developments.

Gregory Simons of GES Engineering advised that he had been before the Board regarding the property on the North West corner of State Highway 45 and Franklinville Road. Mr. Simons requested that the Board consider changing the designation of that lot from PO/R (Professional Office/Residential) to Commercial.

Mr. Wille inquired as to the benefit to the Township for such a change. Mr. Simons stated that the PO/R designation restricts development of that property.

**Close Meeting to the Public:**

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

**Payment of the Bills:**

Motion to approve payment of the bills was made by James McCall, second by Thomas Sorbello.

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

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

**Open Meeting to the Public:**

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

Marc Nagtegaal of 719 Franklinville Road noted amount of the Bach bills regarding the Re-Examination of the Master Plan.

Edward Swank of 740 Tomlin Station Road inquired whether Frank Lopes is running a business from his property at 753 Tomlin Station Road. Mr. Swank was informed that Mr. Lopes did receive not a use variance to run a business from the referenced property.

Frank Lopes of 753 Tomlin Station Road that he is constructing a farm building on his property and the construction equipment is on his property working on the new building and the farm.

Mr. Robertson asked Mr. Lopes how many acres he had on his farm. Mr. Lopes answered seven (7) acres.

Thomas Farnier of 717 Tomlin Station Road stated that some may feel that their properties will depreciate because of Mr. Lopes' actions. He disagrees as he has been in South Harrison throughout the GC Landfill coming to the community and no negative reflection has been felt.

Robert Schenk of 105 Antelope Drive believes that the property on the North West corner of State Highway 45 and Franklinville Road is currently properly zoned and should not be changed.

Mary Howard of 4 Hollybrook Road inquired on the status of the solar field that was approved on the South East corner of Tomlin Station and Franklinville Roads. She was advised that the company that received the approvals will not get enough from AC Electric to make it viable.

Joseph Lopes of 725 Tomlin Station Road stated for clarification that his farm and Frank Lopes farms are next to each other which bring the total of both farms to 17 acres.

Rita Lopes of 725 Tomlin Station Road asked what the problem was with the property at 753 Tomlin Station Road. Ms. Lopes was informed that the property is currently designated A/R (Agricultural/ Residential) which does not allow for a construction business to be conducted from the property. Ms. Lopes advised that once the construction is finished the activity will die down.

Laurie Licciardella of 748 Tomlin Station Road stated that she thinks that it's nice to see a local family succeeding. She recently had an attempted break in and feels that activity across the street is welcomed as it will deter criminal activity.

**Close Meeting to the Public:**

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

The Board agreed to table the review of the Redevelopment Plan to the February 10<sup>th</sup> meeting

Oath of Office was administered to Board Member David Wade by Celeste Keen.

**David Wade assumed is seat on the Board.**

**Adjournment:**

Motion to adjourn was made by Joseph Wille, second by John Horner. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary

Information Only