

**South Harrison Township  
Planning/Zoning Board of Adjustment  
February 10, 2014**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on February 10, 2014 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 – absent, Joseph Wille – present, Stephen Galati – absent, Ronald Ambruster – present, David Wade – present, 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 reorganization minutes of January 13, 2014 was made by James McCall, second by Joseph Wille. **Motion carried.**

**Old Business:**

**Re-Examination of Master Plan**

Steven Bach advised the Board that after the meeting last month as per the Board's request he researched the definition of Manufactured Home. The Municipal Land Use Law (MLUL) has the definition of Manufactured Home as being, among other qualifications, built on a permanent chassis. The Board requested further clarification as to the term chassis. Mr. Bach will report back at the next meeting. It was decided that the minimum width requirement for a mobile home within the Harrisonville Mobile Home Park will be 26 feet.

The Board went on to discuss the minimum lot requirement within the Agricultural/ Residential (AR) zone. It was agreed that a one (1) acre minimum lot size within the AR zone would best serve the Township's interest in seeking optimal future Farmland Preservation.

**Redevelopment Plan**

Candace Kanaplue reviewed the Redevelopment Plan, advising that Block 19, Lots 4, 5 and 6 were designated as an "Area in Need of Rehabilitation" in accordance with Resolution R-12-77. The property is zoned Age Restricted Inclusionary (ARI). It is the intent of this district to provide a realistic opportunity for the provision of market-rate and affordable housing at a moderate density, with a minimum of 20% of all units set aside for households of low and moderate income. The Plan will be adopted by the Township Committee with recommendations from the Board.

**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 were present.

**Close Meeting to the Public:**

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

**Payment of the Bills:**

Motion to approve payment of the bills was made by Ronald Ambruster, second by Joseph Wille.

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

Mr. Robertson inquired if there was any further action regarding the issue at 753 Tomlin Station Road. Mr. Wille advised that he had issued a zoning violation to Mr. Lopes and that Mr. Lopes had sent a letter regarding the violation. Mr. Wille advised that he will continue to look into the matter.

**Adjournment:**

Motion to adjourn was made by Melvin Robertson, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,

Celeste Keen  
Board Secretary

Information