

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

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on March 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 – present, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – absent, Stephen Galati – present, Ronald Ambruster – present, David Wade – present, John Maybrook – present, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – present, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present

**Minutes:**

Motion to approve the regular meeting minutes of January 13, 2014 and February 10, 2014 was made by James McCall, second by Melvin Robertson. **Motion carried.**

**New Business:**

**The Harlan Corporation  
001-050-14**

**Gary Thompson and David Wade stepped down due to conflict.  
Joan Adams assumed her seat as Conflict Solicitor**

Bob Wiltsee appeared before the Board representing George Harlan, owner of The Harlan Corporation. Gary Civalier of Civalier Engineering, applicant's engineer was also present.

Ms. Adams advised the Board that she has reviewed the notices, they are all in order therefore the Board has jurisdiction to hear this application.

Mr. Wiltsee reminded the Board that the applicant had received preliminary major subdivision approval in 2002 and subsequently received amended preliminary and final major subdivision approval in 2006. They are in the process of putting the properties in permanent farmland preservation. In order to do so the applicant is requesting to consolidate the individual lots except for one (1) exception lot currently designated Block 14, Lot 7.01. The applicant is also seeking a lot line adjustment to make the exception lot three (3) acres.

George Harlan and Gary Civalier were sworn in to give testimony.

Steve Bach reviewed the completeness portion of his letter dated 3/10/14. Planning Board Secretary advised that the payment of taxes requirement has been met. Waiver is recommended for item 2 with items 4, 6 and 7 being a condition of approval.

Motion to deem the application complete with waiver and conditions of approval was made by Thomas Sorbello, second by Ronald Ambruster. **Motion carried.**

Ms. Adams reviewed the easement requirements and advised that the HOA documents are to be retired.

Bob Wiltsee advised that there is a variance required for the existing home currently designated Block 14.01, Lot 1 not having frontage on a public street. The proposed exception lot has received a No Further Action letter from the DEP regarding soil remediation. Mr. Wiltsee inquired as to the release of the bonds posted by the Harlan Corporation. Ms. Adams advised that the bond issue must be addressed with the Township Committee.

Mr. Civalier agreed to all of the conditions contained within the engineer's report dated March 10, 2014.

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

Marc Nagtegaal of 719 Franklinville Road appeared and was sworn to give testimony. Mr. Nagtegaal stated that the consolidation and subsequent farmland preservation is a great outcome and thanked Mr. Harlan.

Frank Lisa of 1209 Commissioners Road appeared and was sworn to give testimony. Mr. Lisa asked the Board if the property was in farmland preservation. The Board advised that it was not. He asked how certain it is that the property will go into farmland preservation. The applicant stated that they were very certain.

David Wade of 1581 Commissioners Road appeared and was sworn to give testimony. Mr. Wade advised that his property is adjacent and currently he gets quite a lot of water runoff when it rains. He asked that the engineers be conscious of this fact when they consider lot grading in the future.

**Close Meeting to the Public:**

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

Motion to approve the application with the conditions stipulated was made by Stephen Galati, second by Heather Brown.

**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 – yes, Ronald Ambruster – yes, David Wade – abstain, John Maybrook – yes  
**R.C.V.: 8 – yes', 0 – no's, 1 – abstentions. Motion carried.**

Joan Adams stepped down from her seat as Conflict Solicitor to the Board.  
Gary Thompson and David Wade resumed their seats on the Board.

**Old Business**

**2014 Master Plan Re- Examination  
Public Hearing**

Mr. Thompson advised the Board that notice was published in the South Jersey Times and verified that copies of the 2014 Master Plan Re-Examination were delivered to the Gloucester County Planning Board and the surrounding municipalities thereby giving the Board jurisdiction to go forward with the public hearing.

Ms. Kanaplue reviewed for those present the 2014 Master Plan Re-Examination (MPR). The changes to the 2008 Master Plan include the removal of the clustering aspect within the Agricultural/Residential (A/R) zone; the change in lot size requirements within the A/R zone from three (3) acre minimum to one (1) acre minimum; and amending the maximum mobile home width allowance from 22' to 26'. The definitions of terms such as mobile home, manufactured home, trailer and chassis were clearly defined.

Mr. Marino addressed those present as to how the Board, over the course of several months, came to the 2014 MPR that has been presented. He explained the three (3) acre minimum with the clustering aspect in the current Master Plan and how it benefits the developers and hinders the individual property owner.

Mr. Robertson stated that he had spoken with Jeff Holloway from the County who suggests that the owner(s) of the mobile home park be required to submit a letter from the County Board of Health certifying that any new mobile home installation is within the septic systems capabilities. The letter should be submitted to the Construction Code Official prior to receiving a Certificate of Occupancy for the new trailer.

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

Robert Holsten of 25 Fox Haven Lane appeared and was sworn to give testimony. Mr. Holsten conveyed his concern of incentivizing the Master Plan.

Mr. Sorbello advised that the time is now to reduce the lot size requirement in order to allow the agricultural landowners the ability to put their property into farmland preservation. Mr. Atkinson, from the County's Land Preservation Office, has stated that the three (3) acre minimum lot size in South Harrison Township's A/R zone is not conducive promoting Farmland preservation.

Ms. Brown stated her concern for the next generation of farmers and their ability to afford to acquire farmland.

Mr. Sorbello reiterated the inefficiency of clustering and the inability of farmers to utilize small patches of land (10 acres and under) due to the size of the farming equipment and the isolation of the clustered lots.

Marc Nagtegaal of 719 Franklinville Road appeared and was sworn to give testimony. Mr. Nagtegaal stated that the three (3) basins in Fox Haven Farms are not operational. Mr. Marino requested that Mr. Nagtegaal focus his questions and/or comments to the 2014 MPR. Mr. Nagtegaal asked Mr. Wade and Mr. Ambruster their intentions regarding their properties. Mr. Wade advised that he was uncertain at the current time and Mr. Ambruster advised that all of his properties are currently in farmland preservation. Mr. Nagtegaal asked Mr. Marino if any of the Marino Bros. properties were in the County 5-year program. Mr. Marino stated that to his knowledge, no.

Ted Peck of 1016 Mullica Hill Road appeared and was sworn to give testimony. Mr. Peck stated his concern with the 2014 MPR. Mr. Robertson advised that currently within South Harrison Township there are two (2) major subdivisions with approvals. Developers would most likely purchase those properties before starting from the beginning with a property with no approvals. Mr. Robertson added that recently two (2) other major subdivisions had entered farmland presentation due to the economy and the lack of activity within the housing market.

Frank Lisa of 1209 Commissioners Road appeared and was sworn to give testimony. Mr. Lisa advised that he came to the meeting under the assumption that the Board was acting rashly. However, after listening to the Board throughout the hearing he believes that there has been a great deal of thought put into the 2014 MPR.

John Coleman of 69 Railroad Avenue in Pedricktown appeared and was sworn to give testimony. Mr. Coleman stated that in 2008 Master Plan farmers were given three (3) years to enter into farmland preservation under the one (1) acre specification. He asked Ms. Kanaplue how many farmers had taken that opportunity. Ms. Kanaplue answered that no farmland applications were submitted in that time frame.

Jim Devone of 6 Linwood Drive appeared and was sworn to give testimony. Mr. Devone stated that the Board was adopting this Plan under the assumption that the farmers will preserve their farmland and that the housing market will not resume. Mr. Devone asked that the Board be diligent in making sure that the developers do not take advantage of the one (1) acre lot size.

Brian Steager of 1022 Monroeville Road appeared and was sworn to give testimony. Mr. Steager advised that he sat on the School Board for 14 years and he can appreciate the Board and their foresight. There is an issue with the Township's website; the website lists 2004 not 2008 data with respect to Chapter 90, Section 5.

Sebastian Tomarchio of 642 Harrisonville Road appeared and was sworn to give testimony. Mr. Tomarchio commended those who are currently on the Board and were during the 2008 Master Plan revision who admits that they made a mistake by making the minimum lot size three (3) acres in the A/R zone. It is not only beneficial for the preservation of farmland but beneficial to the farmers' equity in obtaining operating loans from banks.

#### **Close Meeting to the Public:**

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

Motion to adopt the 2014 Master Plan Re-Examination was made by Melvin Robertson, 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 – no, Ronald Ambruster – yes, David Wade – yes, John Maybrook – yes

**R.C.V.:** 8 – yes', 1 – no's, 0 – abstentions. **Motion carried.**

#### **Open Meeting to the Public:**

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

Marc Nagtegaal of 719 Franklinville Road advised that he is still having water runoff issues on his property due to a non functioning basin in Fox Haven. Mr. Robertson advised that the basin in question was inspected by the DEP and it was deemed to be working. Mr. McCall stated that the Township has met the DEP's requirement by having the Township Solicitor send a letter to the basin owner.

Adina Kline of 1006 Lincoln Road advised that the property owner next to her property is building a home and in the process is clearing the trees along the property line. Mr. Marino advised her of the process of building a home within the Township. If all of the Township ordinances are adhered to there is no appearance before this Board of the property owner. Mr. Bach advised Ms. Kline of the Municipal Land Use Law (MLUL) and the role it plays in the powers of the Board.

**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 James McCall, second by Ronald Ambruster.

**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 – yes, Ronald Ambruster – yes, David Wade – yes, John Maybrook – yes

**R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

**Adjournment:**

Motion to adjourn was made by Thomas Sorbello, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,



Celeste Keen  
Board Secretary

Information

ONLY