

**South Harrison Township
Planning/Zoning Board of Adjustment
December 8, 2014**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on December 8, 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 – absent, John Horner – absent, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – absent, 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 – absent, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular meeting minutes of November 10, 2014 was made by Stephen Galati, second by David Wade. **Motion carried.**

New Business:

**US Homes dba Lennar
004-301-14**

Jonathan Korn, attorney for the applicant, appeared before the Board. Christopher P. Rosati, engineer and planner for the applicant, appeared before the Board and was sworn to give testimony.

Steven Bach was sworn to give testimony. Mr. Bach reviewed the completeness issues portion of his letter dated December 2, 2014. Verification of taxes being paid has been established. Items not submitted on Form A may be a condition of approval. As there is no new construction being proposed, a waiver is being recommended regarding monumentation of wetlands buffer lines. Mr. Bach recommends that this application be deemed complete.

Motion to deem the application complete with the recommended waivers and conditions of approval was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

**US Homes dba Lennar
005-301-14**

Jonathan Korn, attorney for the applicant, appeared before the Board. Christopher P. Rosati, engineer and planner for the applicant, appeared before the Board and was sworn to give testimony.

Mr. Bach reviewed the completeness issues portion of his letter dated December 2, 2014. Verification of taxes being paid has been established. Certification and supporting documents from County Planning Board may be a condition of approval. Items not submitted on Form A may be a condition of approval. As there is no new construction being proposed, a waiver is being recommended regarding the lack of well and septic designation on adjoining lots being shown on the plans. Mr. Bach recommends that this application be deemed complete.

Motion to deem the application complete with the recommended waivers and conditions of approval was made by Stephen Galati, second by David Wade. **Motion carried.**

Open Meeting to the Public:

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

No public present.

Close Meeting to the Public:

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

Mr. Bach apprised the Board regarding the litigation which initiated US Homes to apply for the subdivisions.

Payment of the Bills:

Motion to approve payment of the bills was made by David Wade, second by Melvin Robertson.

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

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

Adjournment:

Motion to adjourn was made by Ronald Ambruster, second by David Wade. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

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Information