

**South Harrison Township
Planning/Zoning Board of Adjustment
May 11, 2015**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on May 11, 2015 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, Mary Howard – present, Thomas Sorbello – absent, Melvin Robertson – present, Joseph Marino – present, Heather Brown – present, Joseph Wille – absent, Stephen Galati – present, Ronald Ambruster – present, David Wade – absent, 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 regular meeting minutes of February 9 and April 13, 2015 was made by Melvin Robertson, second by Ronald Ambruster. **Motion carried.**

James McCall and Mary Howard stepped down due to conflict

New Business:

**Simons, Gregory
004-096-15
Use Variance**

Guy Killen, attorney for the applicant, appeared before the Board. Due to the Board attendance of five (5) voting members being present the applicant requested a continuance of the public hearing to the June 8, 2015 meeting.

Referencing completeness issues of Bach review letter dated May 4, 2015, it was confirmed that the Board Secretary is in possession of proof of taxes being current. Form A items 22 & 24 waived for completeness.

Motion to deem this application complete was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

Motion to carry the public hearing to the June 8, 2015 meeting was made by Ronald Ambruster, second by Melvin Robertson. **Motion carried.**

James McCall and Mary Howard resumed their seats on the Board.

Old Business:

Resolution R-15-08

**Resolution Amending Resolution R-15-08 Granting
Minor Subdivision Approval & a Bulk Variance To
US Homes Corp d/b/a Lennar; Block 28, Lot 6.05**

Motion to adopt resolutions R-15-08 was made by Ronald Ambruster, second by James McCall

Roll Call: James McCall – yes, Mary Howard – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – yes, Ronald Ambruster – yes, David Wade – absent, John Maybrook – absent
R.C.V.: 7 – yes, 0 – no's, 0 – abstentions. **Motion carried.**

Resolution R-15-09

**Resolution Amending Resolution R-15-07 Granting
Minor Subdivision Approval & Bulk Variances To
US Homes Corp d/b/a Lennar; Block 19, Lot 3.07**

Motion to adopt resolutions R-15-09 was made by Ronald Ambruster, second by Mary Howard.

Roll Call: James McCall – yes, Mary Howard – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – yes, Ronald Ambruster – yes, David Wade – absent, John Maybrook – absent
R.C.V.: 7 – yes, 0 – no's, 0 – abstentions. **Motion carried.**

Resolution R-15-10

**Resolution Granting Use Variances, Bulk Variances
and a Waiver of Site Plan Review To
Mark Gollihur; Block 4, Lot 15**

Motion to adopt resolutions R-15-10 was made by Ronald Ambruster, second by Melvin Robertson.

Roll Call: James McCall – present, Mary Howard – present, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – abstain, Ronald Ambruster – yes, David Wade – absent, John Maybrook – absent
R.C.V.: 4 – yes, 0 – no's, 1 – abstentions. **Motion carried.**

Resolution R-15-11

**Resolution Granting Minor Subdivision Approval To
Carmen Malignaggi; Block 23, Lot 4**

Motion to adopt resolutions R-15-11 was made by James McCall, second by Mary Howard.

Roll Call: James McCall – yes, Mary Howard – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Joseph Marino – yes, Heather Brown – yes, Joseph Wille – absent, Stephen Galati – yes, Ronald Ambruster – yes, David Wade – absent, John Maybrook – absent
R.C.V.: 7 – 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 Ronald Ambruster. **Motion carried.**

No public spoke.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by Mary Howard, second by James McCall.

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

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

Mr. Robertson noted an article in The New Jersey Planner, "Landscape Buffers: What Happens After the Approval?". Board Secretary was asked to email to the Board members and professionals.

Mr. Marino asked Mr. Bach if he had heard from Mr. McBride of Tomlin Station Road regarding water runoff from the solar project. Mr. Bach confirmed that he had and Mr. McBride seemed satisfied with their resolution. The berm will be adjusted to alleviate the problem. The height of the berms was called into question, Mr. Bach agreed to review the plans and minutes of the public hearing to ensure conformance.

The Board’s membership was discussed. The Township Committee could amend the ordinance to allow four (4) alternates as opposed to the two (2) currently allowed.

Open Meeting to the Public:

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

Rick Mishura of 22 Raccoon Creek Court advised that his property does not have proper drainage and inquired to any money in a bond leftover from the developer to assist in correcting. Mr. Bach advised that Headley Homes is out of business and possibly the bonding company is as well. He will look into and get back to Mr. Mishura.

Close Meeting to the Public:

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

Adjournment:

Motion to adjourn was made by James McCall, second by Mary Howard. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

Information

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