

**South Harrison Township
Planning/Zoning Board of Adjustment
January 11, 2016**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on January 11, 2016 at 7:15 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Joseph Marino, 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, David Wade – present, Heather Brown – present, Joseph Marino – present, Melvin Robertson – present, John Maybrook – present, Stephen Galati – present, Ronald Ambruster – present, Michael Barth – present, Daniel Webster – 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 November 9, 2015 was made by James McCall, second by Mary Howard. **Motion carried.**

Old Business:

Resolution R-16-06

**Resolution Granting Use Variance & Bulk Variances To
Rite Hook Towing, LLC, Block 5, Lot 22**

Motion to adopt resolutions R-16-06 was made by Melvin Robertson, second by Heather Brown.

Roll Call: James McCall – abstain, Mary Howard – abstain, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – yes, Stephen Galati – yes, Ronald Ambruster – abstain, Michael Barth – present, Daniel Webster – yes

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

New Business:

**Shoemaker/Woitas
008-343-15
Use & Bulk Variances**

Gary Thompson advised that the Shoemaker/Woitas application cannot be deemed complete due to the fact that taxes are not current and the proper notifications have not been submitted.

Motion to deem the application incomplete was made by David Wade, second by Melvin Robertson.

Roll Call: James McCall – present, Mary Howard – present, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – yes, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – present, Daniel Webster – present

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

James McCall and Mary Howard stepped down due to conflict.

Michael Barth and Daniel Webster assumed their seats on the Board.

Joan Adams, attorney for the applicant, advised the Board that this was a simple lot line adjustment whereby the Keens were selling 1.38 acres to the Hillmans. Ms. Adams noted that the Bach Associates review letter dated January 6, 2016 denoted the application properties as Block 21, Lot 8.22 whereby it should be listed as Block 21, Lots 8 & 22.

Candace Kanaplue, Board Planner, read through the completeness portion of the review letter dated January 6, 2016. Items 1 and 6 which deal with Gloucester County Planning Board were deemed conditions of approval. Waivers were recommended for items 2 through and including 5 as no new disturbances are being proposed.

Motion to deem the application complete was made by Stephen Galati, second by David Wade.

Roll Call: James McCall – present, Mary Howard – present, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – yes, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – yes, Daniel Webster – yes

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

Celeste Keen and Andrew Hillman were sworn to give testimony.
Steven Bach and Candace Kanaplue were sworn to give testimony.

Ms. Adams advised that the application does not create or increase any nonconforming conditions. It will make two (2) nonconformities for lot 22 conform to Township Code.

Mr. Bach addressed minor engineering issues on the plans regarding Point of Beginning. Ms. Adams suggested that the applicants surveyor contact Bach Associates to discuss, Mr. Bach agreed.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by David Wade, second by Heather Brown. **Motion carried.**

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by Ronald Ambruster, second by Daniel Webster. **Motion carried.**

Motion to approve lot line adjustment was made by David Wade, second by Heather Brown.

Roll Call: James McCall – present, Mary Howard – present, David Wade – yes, Heather Brown – yes, Joseph Marino – yes, Melvin Robertson – yes, John Maybrook – yes, Stephen Galati – yes, Ronald Ambruster – yes, Michael Barth – yes, Daniel Webster – yes

R.C.V.: 9 – yes’, 0 – no’s, 0 – abstentions. 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 spoke.

Close Meeting to the Public:

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

Mr. Marino inquired as to the possibility of having the completeness portion of the application done prior to the meeting. It was determined to be unproductive as most applications have some sort of waiver recommendation or a condition of approval that only the full Board may grant.

Mr. Robertson advised that he has an MLUL booklet that may be of assistance for the other Board members. It was noted that rules and regulations are constantly changing and that it may be better to check the website for a revised PDF version if any Board members are interested.

Mr. Robertson then inquired as to the non operational basins in the Township and the avenues that the Township has to rectify them, specifically a basin in Fox Haven development. Mr. Bach advised that it would be a civil matter if a neighbor is being affected.

Mr. Thompson advised that the Permit Extension Act has not been renewed and therefore most approvals that were received between January 1, 2007 and December 31, 2015 have a maximum life of six (6) months to end June 30, 2016. Developers may be coming in requesting extensions from the Board.

Mr. Bach advised that in regard to COAH they are not proceeding with any additional filings.

Adjournment:

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

Respectfully submitted,

Celeste Keen
Board Secretary

INFORMATION