

**South Harrison Township
Planning/Zoning Board of Adjustment
March 14, 2016**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on March 14, 2016 at 7:00 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 – absent, Mary Howard – present, David Wade – present, Heather Brown – present, Joseph Marino – present, Melvin Robertson – present, John Maybrook – present, Stephen Galati – present, Ronald Ambruster – absent, Michael Barth – present (L-7:15), 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 February 8, 2016 was made by Daniel Webster, second by Melvin Robertson. **Motion carried.**

Old Business:

**Cellco d/b/a Verizon
006-154-08
Resolution Amendment**

Nicholas Cuce attorney for the applicant appeared before the Board.

Gary Thompson apprised the Board regarding the application which received approval to erect a wireless cell tower on September 8, 2008 memorialized by resolution R-08-28 on October 14, 2008. The location of the proposed cell tower is Block 2, Lot 2. The applicant is requested an amendment to the application to replace the electrical cabinet with a concrete pad with a canopy.

W. Jeffery Nagorny, applicant's professional engineer, appeared before the Board and was sworn to give testimony. Steven Bach and Candace Kanaplue, Board's Professionals, were sworn to give testimony for all applications for the evening's meeting. The Board accepted qualification of Mr. Nagorny.

Mr. Bach recommended that the application be deemed complete.

Motion to deem this application was made by Stephen Galati, second by David Wade.
Motion carried.

Mr. Cuce reviewed the changes proposed and deferred to Mr. Nagorny to address specifics. Mr. Nagorny addressed the security which will be monitored electronically. As the generator is for emergencies only it will not be running but in case of power interruption. The emergency generator noise will be within acceptable decibel levels. Mr. Bach had no objection as to sound levels of proposed emergency generator.

Open Meeting to the Public:

Motion to open the meeting to the public on this matter only was made by Melvin Robertson, second by David Wade. **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 Stephen Galati, second by Daniel Webster. **Motion carried.**

Motion to approve amendment to resolution R-08-28 was made by Stephen Galati, second by Melvin Robertson.

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

R.C.V.: 8 – yes’, 0 – no’s, 0 – abstentions. Motion carried.

New Business:

Spears, Glendon
001-032-16
Bulk Variance

Warren Carr, attorney for the applicant, appeared before the Board. Mr. Spears of 72 Ferrell Road appeared before the Board and was sworn to give testimony.

Mr. Bach advised that with the plan provided prior to the meeting he would recommend that the application be deemed complete

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

Motion to continue public hearing to the April 11, 2016 meeting was made by Stephen Galati, second by Melvin Robertson. **Motion carried.**

There is no need for applicant to renotece.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Melvin Robertson, second by Daniel Webster. **Motion carried.**

No public spoke.

Close Meeting to the Public:

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

Payment of the Bills:

Motion to approve payment of the bills was made by Mary Howard, second by Melvin Robertson. **Motion carried.**

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

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

Joseph Marino inquired of Mr. Bach as to the status of the National Energy Partners solar field. There seems to be irrigation / runoff issues affecting the residents on the west side of Tomlin Station Road. Plantings on the east side of the property adjacent to Antelope Drive have not been installed as promised. Mr. Bach advised that Board that GC Soils Conservation has cited NEP on several occasions. The Township's recourse regarding outstanding requirements is to notice NEP and their bond company of the punch list of items to be completed. If NEP fails to address the items the bond company will then do the work and charge the applicant.

Heather Brown asked about the status of the Lopes property. There is construction activity coming and going from the site although all of the improvements have yet been met. Mr. Maybrook, Zoning Officer, will begin citing Mr. Lopes for operating a business without being in compliance with Use Variance requirements.

Adjournment:

Motion to adjourn was made by Melvin Robertson, second by David Wade. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

INFORMATION ONLY