

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

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on April 11, 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 – 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 – absent, Joan Adams, Board Interim Solicitor – present, Steven Bach – Board Engineer – absent, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the regular meeting minutes of March 14, 2016 was made by Stephen Galati, second by David Wade. **Motion carried.**

Old Business:

Resolution R-16-08

**Resolution Granting Amended Site Plan Approval To
Cellco d/b/a Verizon Wireless; Block 2, Lot 2**

Motion to adopt resolutions R-16-08 was made by David Wade, second by Melvin Robertson.

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

R.C.V.: 8 – yes, 0 – no, 2 – abstentions. Motion carried.

**Spears, Glendon
001-032-16
Bulk Variance**

Warren Carr, attorney for the applicant, appeared before the Board. He advised the Board that the Spears are looking to build an addition to their residence and due to a greenhouse and the septic system and well they are unable to build it in the backyard. The home is approximately 50 years old and predates the Township's land use ordinance. Due to road widening done over the years the home is now situate 46.3 feet from the roadway where 50 is required. The addition will be 47.4 feet from the roadway.

Ms. Adams interjected and asked Mr. Carr if the applicants were planning on being present. Mr. Carr advised that he had expected them to be present and was not aware of the reason for their delay.

Ms. Adams recommended that the Board allow Mr. Carr some time to reach out to the Spears and in the meantime the other application may be heard.

Randy Greene, attorney for the applicant, requested a continuance due to an additional variance being requested. He noted that while the public notice was done appropriately to include the additional bulk variance; the Board was not in receipt of the amended plans timely.

Ms. Adams advised that the application may be heard for completeness.

Ms. Kanapue, Board Planner, reviewed completeness items of Bach Associates letter dated January 5, 2016. The certification of taxes being paid will have to be amended prior to next month's meeting for the following quarter. The applicant agreed to comply with all outstanding completeness issues.

Motion to deem application complete was made by Ronald Ambruster, second by David Wade. **Motion carried.**

Ms. Adams advised those present that the public hearing for the Shoemaker/Weit application would be continued to the May 9, 2016 Planning/Zoning Board Meeting. It was noted that the applicant is not required to renote.

Spears, Glendon
001-032-16
Bulk Variance

Mr. & Mrs. Spears of 72 Ferrell Road appeared before the Board and were sworn to give testimony.

Mr. Carr reiterated his earlier comments on the purpose of the bulk variance request.

Ms. Adams added that due to the expansion of a pre-existing nonconformity the applicant is required to obtain a bulk variance.

Ms. Kanapue, Board Planner, reviewed the Bach Associates letter dated March 28, 2016. A front yard setback variance is required for the expansion of a pre-existing condition. The existing dwelling's front yard setback is 45.9 feet where 75 feet is required. The proposed addition will be setback from the front yard 46.3 feet.

Open Meeting to the Public:

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

Ms. Adams noted the positive criteria and as well as advising the Board that there does not appear to be any negative criteria.

Motion to approve bulk variance was made by Melvin Robertson, second by Ronald Ambruster.

Roll Call: James McCall – yes, Mary Howard – yes, 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 – absent
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 James McCall, second by Ronald Ambruster. **Motion carried.**

Michelle Bachrach of 108 Springstone Court distributed photographs to the Board explaining her position that her neighbor at 1076 Mullica Hill Road is running an illegal junkyard. She has contacted John Maybrook, Zoning Officer, he advised the resident of the property to clean up the debris. He has yet to do so in her opinion. Ms. Bachrach noted that by the Township Codes definition the property is an operating junkyard.

Ms. Adams advised the Ms. Bachrach that the Planning/Zoning Board is not the correct venue and that she would be better served attending the Township Committee meeting scheduled for April 13th.

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 Mary Howard, second by James McCall. **Motion carried.**

Roll Call: James McCall – yes, Mary Howard – yes, 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 – absent
R.C.V.: 9 – yes, 0 – no's, 0 – abstentions. Motion carried.

Adjournment:

Motion to adjourn was made by James McCall, second by David Wade. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary