

**South Harrison Township
Planning/Zoning Board of Adjustment
June 13, 2016**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on June 13, 2016 at 7:10 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Gary Thompson, Board Solicitor 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 – absent, Melvin Robertson – absent, John Maybrook – present, Stephen Galati – present, Ronald Ambruster – present, Michael Barth – present, Daniel Webster – absent, Gary Thompson, Board Solicitor – present, Steven Bach – Board Engineer – absent, Candace Kanaplue – Township Planner – present, Celeste Keen, Secretary – present.

Gary Thompson opened nominations for an Acting Chair.

James McCall nominated David Wade as Acting Chair, second by Ronald Ambruster.

Motion carried.

Minutes:

Motion to approve the regular meeting minutes of April 11, 2016 was made by Mary Howard, second by James McCall. **Motion carried.**

Old Business:

Resolution R-16-10

**Resolution Granting a Use Variance & Bulk Variance
for an Existing Windmill & a Bulk Variance for an Addition to a Barn
To Patrick Shoemaker; Block 2, Lot 7**

Motion to adopt resolutions R-16-10 was made by Ronald Ambruster, second by Stephen Galati.

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

R.C.V.: 3 – yes', 0 – no's, 5 – abstentions. Motion carried.

**I & H Builders
002-139-16
Bulk Variance**

Mr. Thompson advised that this application is for bulk variances for Block 30, Lot 7; he spoke with the applicant's attorney who is also a member of I & H Builders, Inc. On the plan submitted there were incorrect front yard setbacks shown for Main and Jackson Streets. Because the plan mistakenly showed a lesser setback, it's necessary for them to revise the plan and renote the public. They were advised that it was not necessary for them to attend for Completeness purposes.

Certification of taxes being paid has been submitted. Certification and supporting documents from County Department of Health could be condition of approval.

Motion to deem application complete was made by Stephen Galati, second by James McCall.

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

R.C.V.: 8 – 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 Mary Howard. **Motion carried.**

Martin Hewitt of CCP&Q, Inc. which owns Block 19, Lots 4-6 appeared before the Board advised that his company is requesting an extension of time for improvements regarding the Quail Hollow over 55 community.

Mr. Thompson advised the Board on the applicant's background. CCP&Q, Inc received amended preliminary major subdivision approval along with variances for Block 19, Lots 4, 5 & 6 on January 9, 2012 and was memorialized by Resolution R-12-05 on February 13, 2012. When an applicant is given preliminary subdivision approval it is good for a three year period which is protection against changes to zoning. That three (3) year period ended at the end of 2015, the permit extension act, that approval was carried over to June 30, 2016. After June 30, if there are any changes in zoning to the property the applicant would have to comply. The applicant has the right under the MLUL to request an extension. It is at the discretion of the Board to grant an extension up to two (2) years. The applicant is before the Board in the Open Portion of the meeting because an application has not been submitted for this extension request. The applicant is requesting clarification regarding the necessity of a separate Application Fee and Escrow submission.

Fred Altmore of CCP&Q, Inc appeared before the Board he noted the economy was in large part a factor for the construction delay. Their contractor became ill he has since recovered and they are eager to proceed. CCP&Q has torn down all of the dilapidated houses. Currently has over \$6,000 in escrow and would prefer to utilize that money towards any and all professional fees regarding this matter. Applicant agreed to pay the \$500.00 Application Fee.

Mr. Altmore noted that the Preliminary Approval indicated that the water that comes across their property from the farmland to their east would be collected and directed by drainpipe under the roadway. He has spoken to Gloucester County Farmland Preservation and they have agreed to an irrigation pond. He will provide documentation of approval.

Close Meeting to the Public:

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

Payment of the Bills:

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

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

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

Adjournment:

Motion to adjourn was made by James McCall, second by Ronald Ambruster. **Motion carried.**

Respectfully submitted,

Celeste Keen
Board Secretary

INFORMATION ONLY