

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

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on July 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 – absent, Mary Howard – present, David Wade – present, Heather Brown – present (L-7:05), Joseph Marino – present, Melvin Robertson – present, John Maybrook – present, Stephen Galati – present, Ronald Ambruster – absent, Michael Barh – present, Daniel Webster – absent, Gary Thompson, Board 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 May 9, 2016 and June 13, 2016 was made by Stephen Galati, second by Mary Howard. **Motion carried.**

Old Business:

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

Brock Russell, attorney for the applicant, appeared before the Board. Vince Yanni of 1 Elise Court, Barrington, NJ, owner of I & H Builders, LLC appeared before the Board and was sworn to give testimony.

Candace Kanaplue was sworn to give testimony.

Mr. Russell advised that the plan shows that the front yard setback from Main Street conforms; Jackson Street front yard setback requires a variance from 75 feet to 20 feet. Mr. Yanni testified as to the specifications of the plan. Mr. Galati asked for a reference as to the size of the proposed home versus the homes on either side. The Board determined it to be comparable.

Steven DeVito of 689 Woodstown Road, Woolwich appeared before the Board and was sworn to give testimony. Mr. DeVito identified photographs of surrounding homes in the area.

Ms. Kanaplue reviewed the engineering letter dated June 6, 2016. She noted that a revision date was missing from the plan; applicant agreed to amend.

Open Meeting to the Public:

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

Mr. Russell summarized the application and the reasons for the variances by requested.

Motion to approve bulk variances was made by Melvin Robertson, second by David Wade.

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 – absent

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

New Business:

ONLY
CCP&Q, Inc.
008-339-11
Extension of Time

Martin Hewitt of 10 Homewood Court, Mays Landing appeared before the Board and was sworn to give testimony. Mr. Hewitt is the President and sole owner of CCP&Q, Inc.

Mr. Thompson apprised the Board of the background of the application. CCP&Q, Inc. obtained preliminary approval on October 26, 2009 memorialized by resolution R-09-16 on December 14, 2009. Amended preliminary was granted on January 9, 2012 memorialized by resolution R-12-05 on February 13, 2012. Extensions of time may be granted at the discretion of the Board one (1) year or two (2) years.

Mr. Hewitt advised that due to the economy and their contractor becoming ill their project has not progressed timely. However, they are now optimistic in getting a few engineering issues squared away and are requesting a one (1) year extension of time.

Open Meeting to the Public:

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

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public on this matter only was made by David Wade, second by Melvin Robertson. **Motion carried.**

Motion to approve one (1) year extension of time which will take effect July 1, 2016 and run through June 30, 2017 was made by Stephen Galati, second by David Wade.

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 – absent

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

MEMORANDUM

Open Meeting to the Public:

Motion to open the meeting to the public was made by David Wade second by Mary Howard.
Motion carried.

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public was made by David Wade second by Michael Barth.
Motion carried.

Payment of the Bills:

Motion to approve payment of the bills was made by Mary Howard, 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 – yes, Daniel Webster – absent

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

Adjournment:

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

Respectfully submitted,

Celeste Keen
Board Secretary

INFORMATION ONLY