

**South Harrison Township  
Planning/Zoning Board of Adjustment  
Work Session  
August 25, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session meeting on August 25, 2008 at 7:00 p.m. in the South Harrison Township Municipal Building.

The meeting was called to order by Marc Nagtegaal, Chairperson and led those present in the Pledge of Allegiance to the Flag.

Requirements of the "Open Public Meetings Act" were met.

Oath of Office was administered to Board Member Matthew Warner by Celeste Keen. Mr. Warner assumed his seat on the Board.

**Roll Call:** Robert Schenk – present, Gary Spinner – absent, Thomas Sorbello – present, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – absent, Charles Tyson, – present, Joseph Calabro – absent, Matthew Warner – present, Jonathan Roth – absent, John Coleman – absent, Celeste Keen, Secretary – present.

**New Business:**

Mel Robertson, also a member of the South Harrison Economic Development Committee, introduced Daniel and Nina Lauria of 1322 Commissioner's Road. Mr. & Mrs. Lauria also own the lot on the northeast corner of the intersection of State Highway 45 and Franklinville Road (CR-538). The Laurias currently own two (2) restaurants and are interested in possibly building a third on the aforementioned site. The lot is currently zoned Professional Office/Residential (PO/R) and would require a use variance. The Laurias are also interested in the possibility of obtaining a liquor license. Mayor Tyson stated that he currently has the Clerk looking into whether South Harrison Township is in fact a 'Dry Town' by order of it's charter or simply by the fact that no one has previously obtained a license. The Board advised the Laurias to first obtain consensus of the residents in the area to see if they would be open to the idea. If after canvassing the neighbors the Laurias find that there is interest in having a restaurant in the Township, they should then begin preparing plans for a use variance and site plan.

The Laurias stated that their property on Commissioner's Road is adjacent to the Daniel's property. The Daniel's property was recently put into a State Greenways program and inquired as to whether or not their property would be eligible. Marc Nagtegaal gave them Carol Brodtkin's contact information for further assistance.

Charles Tyson raised the subject of Parkland Trust fees and a recent Superior Court decision that determined municipalities are not able to require developers of major subdivisions to contribute to Parkland Trust Funds in lieu of onsite improvements. Mayor Tyson has been in contact with Township's Solicitor and is waiting to hear back regarding the implications that this decision may incur.

**Open Meeting to the Public:**

Motion to open the meeting to the public was made by Matthew Warner, second by Thomas Sorbello. Motion carried.

No public present.

**Close Meeting to the Public:**

Motion to close the meeting to the public was made by Matthew Warner, second by Thomas Sorbello. Motion carried.

**Adjournment:**

Motion to adjourn was made by Matthew Warner, second by Charles Tyson. Motion carried.

Respectfully submitted,

Celeste Keen  
Board Secretary