

**South Harrison Township
Planning/Zoning Board of Adjustment
Work Session
April 28, 2008**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session meeting on April 28, 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 (L – 7:20), Gary Spinner – present, Thomas Sorbello – present, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Charles Tyson, – present, Joseph Calabro – present, Matthew Warner – present, Jonathon Roth – present, John Coleman – absent, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

New Business:

Marc Nagtegaal updated the Board of the Township Committee's decision not to appeal the Gloucester County Agriculture Board's ruling of the Marino issue.

Leah Furey stated that a draft of the land use element of the master plan was introduced at the March 31st meeting. Ms. Furey now has prepared drafts of the Community Facilities Element and the Recycling Element which will be emailed to the Board as well as to the Environmental Committee by the week's end. The Traffic Element will be adopted along with the 2008 Master Plan Reexamination. The public hearing is to be held at a special meeting on May 19, 2008 at 7:00 pm. Marc Nagtegaal requested Celeste Keen, Board Secretary, to advise and confirm the availability of the Board Solicitor and Board Engineer. Carol Brodtkin of the Township Ethics Board advised that there may be an Ethics Board meeting that night. Ms. Brodtkin stated that she would speak with the Ethics Board members to confirm the possibility of rescheduling their meeting to accommodate the Planning Board public hearing.

Suzanne McCarthy of the Delaware Valley Regional Planning Commission (DVRPC) inquired as to whether the Board would like to have the Environmental Resource Inventory (ERI) and/or the Open Space Plan available for adoption at the public hearing. Ms. Furey stated that the Environmental Resource Inventory should be adopted in conjunction with the 2008 Master Plan Reexamination. The Open Space Plan could be adopted at a later date. Ms. McCarthy stated that the ERI would be prepared in time and ready for adoption at the May 19th meeting.

Kelly Rossiter of the Delaware Valley Regional Planning Commission (DVRPC) reviewed the draft of the ERI with the Board. Soils maps address the quality of soils as well as the different types. Service water resources such as watersheds, creeks and streams are assessed.

Ms. McCarthy noted that South Harrison Township has a substantial amount of "Critical Grassland Dependent Species Habitat" as well as "Critical Forested Wetlands" which need protection. New state statute will require any development over six (6) units will require DEP

permit. If the location is within a Critical Habitat zone, the DEP will review the landscape project and require Threatened/Endangered Species Management Plans.

The Board discussed a new procedure for including the Environmental Commission in the Planning Board application process. The Environmental Commission is to be given a copy of plans prior to Planning/Zoning hearing dates.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Joseph Wille, second by Thomas Sorbello. Motion carried.

No Public Commented.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Thomas Sorbello, second by Joseph Wille. Motion carried.

Adjournment:

Motion to adjourn was made by Charles Tyson, second by Joseph Wille. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary