

**South Harrison Township
Planning/Zoning Board of Adjustment
February 23, 2009**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session on February 23, 2009 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.

Roll Call: Robert Schenk – present (L 7:10), Gary Spinner – present, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Robert Campbell – present, Joseph Calabro – absent, Jonathan Roth – present, Stephen Galati – present, Donald Palmucci – present, Robert Hunt, Planner – present, Celeste Keen, Secretary – present.

New Business:

Fred Altimore – Senior Housing Discussion

Fred Altimore appeared before the Board regarding a proposed senior housing project to be located on Block 19, Lots 4 & 6. The lots combined are approximately 15 acres and currently host several dilapidated vacant houses which would be razed for the proposed project. All well and septic issues have been taken into account and County authorization shall be a condition of approval. Curbing and sidewalks are to be installed. The project will include two (2) basins; one would be a retention basin for a fire suppression system and one would be a detention basin to control overflow. Mr. Altimore proposes 14,000 sq. ft. lots with homes in the range of 1200-1400 sq. ft. as well as six (6) COAH units which would be approximately 1000 sq. ft. A standard HOA would be established to maintain the common areas and the basins.

The Board advised that Mr. Altimore's main challenges would be controlling the stormwater runoff and the well/septic issues. If those issues are accounted for, the Board thought that the project was an overall good idea.

Melvin Robertson opened a discussion regarding the Economic Development Advisory Board's (EDAB) ability to bring business into the township. Stephen Galati requested clarification regarding what the township is willing to allow in the way of economic development. Mr. Galati noted that the new Master Plan does not designate any areas in the township as a commercial zone. Marc Nagtegaal stated that commercial development conflicts with the Master Plan's attempt to maintain South Harrison Township's rural character. Robert Schenk advised the EDAB to seek a variety of prospects and have the Land Use Board examine their options. Robert Campbell advised that due to the economy new businesses are not likely regardless. Jonathan Roth suggested focusing on medical facilities due to the influx of satellite locations in Harrison Township.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Robert Schenk, second by Robert Campbell. Motion carried.

No public present.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Robert Campbell, second by Robert Schenk. Motion carried.

Adjournment:

Motion to adjourn was made by Gary Spinner, second by Robert Schenk. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary