

**South Harrison Township
Planning/Zoning Board of Adjustment
February 9, 2009**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on February 9, 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 – absent, Gary Spinner – present, Thomas Sorbello – present (L – 7:55) , Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Robert Campbell – present, Joseph Calabro – present, Jonathan Roth – present, Stephen Galati – present, Donald Palmucci – present, Gary Thompson, Board Solicitor – present, James Spratt – Board Engineer – present, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

Minutes:

Motion to approve the reorganization and regular minutes of January 12, 2009 was made by Gary Spinner, second by Robert Campbell. Motion carried.

Motion to approve the work session minutes of January 26, 2009 was made by Melvin Robertson, second by Jonathan Roth. Motion carried.

New Business:

Discussion Regarding the Formation of a Completeness Review Subcommittee

The Board discussed the benefits of forming a Completeness Subcommittee. It was determined that the Board would limit subcommittee reviews to major subdivisions, minor subdivisions with variance(s) and site plan applications. The subcommittee is to include the Chair and the Boards professional(s).

Motion to establish an informal review process for applications submitted for major subdivisions, minor subdivisions with variance(s) or site plans was made by Jonathan Roth, second by Robert Campbell.

Roll Call: Robert Schenk – absent, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci – yes **R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Thomas Sorbello arrived and assumed his seat on the Board.

Discussion Regarding Agricultural Buffers

Leah Furey reviewed her letter dated January 26, 2009 regarding South Harrison Township's current agricultural buffer ordinance in addition to comparative ordinances in surrounding municipalities as well as New York and California.

Thomas Sorbello suggested that fencing be mandatory to alleviate the possibility of children and pets wandering onto neighboring farm fields which could be recently treated with pesticides. Mr. Sorbello also advised that hedgerows are advantageous in that they are natural barriers that need little to no maintenance.

The Board discussed the current 50' buffer versus the possibility of a 100' buffer. It was determined that increasing the buffer would better maintain the integrity of the Master Plan.

Motion to send a recommendation letter to the Township Committee proposing the farmland buffer be increased to 100' with fencing placed one foot in from the property line and plantings to be established near the fence line on the side to be developed, species to be determined, was made by Joseph Wille, second by Jonathan Roth.

Roll Call: Robert Schenk – absent, Gary Spinner – yes, Thomas Sorbello – yes, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – yes, Jonathan Roth – yes, Stephen Galati – yes, Donald Palmucci – present **R.C.V.: 9 – yes', 0 – no's, 0 – abstentions. Motion carried.**

Joseph Wille advised that a Table (entitled 90 Attachment 2) in Chapter 90 still maintains the one acre minimum in the Agricultural/Residential (AR) zone. Ms. Furey advised that she was made aware of the table and when the Land Use Ordinance is amended for the farmland buffer, the table will be amended as well.

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Jonathan Roth. Motion carried.

No public spoke.

Close Meeting to the Public:

Motion to close the meeting to the public was made by Gary Spinner, second by Jonathan Roth. Motion carried.

Robert Campbell stepped out of council room.

Payment of the Bills:

Motion to approve payment of the bills was made by Melvin Robertson, second by Thomas Sorbello.

Roll Call: Robert Schenk – absent, Gary Spinner – yes, Thomas Sorbello – yes, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – absent, Joseph Calabro – yes, Jonathan Roth – yes, Stephen Galati – no, Donald Palmucci – present **R.C.V.: 7 – yes', 1 – no's, 0 – abstentions. Motion carried.**

Robert Campbell resumed his seat on the Board.

Adjournment:

Motion to adjourn was made by Thomas Sorbello, second by Melvin Robertson. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary