

**South Harrison Township  
Planning/Zoning Board of Adjustment  
April 27, 2009**

The South Harrison Township Planning/Zoning Board of Adjustment held a work session on April 27, 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, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Robert Campbell – absent, Joseph Calabro – absent, Jonathan Roth – absent, Stephen Galati – present, Donald Palmucci – present (L – 7:15), Celeste Keen, Secretary – present.

**Minutes:**

Motion to approve the work session minutes of March 23, 2009 was made by Robert Schenk, second by Melvin Robertson. Motion carried.

**Donald Palmucci arrived and assumed is seat on the Board.**

**New Business:**

Melvin Robertson advised the Board that he has been approached by an individual who is interested in building a recycling center on Monroeville Road across from the GCIA. Robert Schenk asked if the proposed recycling center would be a sorting center or a processing plant. The answer was unknown at the time of the meeting.

It was recommended that the individual apply for an Informal Review and appear before the Board.

Mr. Robertson informed the Board that regarding the Harrisonville Mobile Home Park he has located documents previously submitted by Lori Greenberg, Park's Attorney, that shows the park's septic field is now running at full capacity. Board Secretary to fax documentation to Board Engineer for his review and findings.

Joseph Wille advised the Land Use Ordinance currently has a discrepancy as to the fence requirements in the Agricultural/Residential zoning district. Discrepancy is as follows:

**Section 90-4.18.N(6)(b)[3]**

Fences may be erected, altered or reconstructed to a height not to exceed four feet above ground level when located within the front yard area and to a height not to exceed six feet above ground level when located in the side or rear yard.

**Section 90-5.15.C(4)**

Fences and walls, not exceeding three feet (36 inches) in height in the front yard and six feet in the rear yards.

Motion to authorized the Board Secretary to send a letter to the Township Committee recommending the ordinance be amended to correct discrepancy to reflect the requirements in Section 90-4.18.N(6)(b)[3] was made by Robert Schenk, second by Donald Palmucci. Motion carried.

**Open Meeting to the Public:**

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

Mary Howard of 4 Hollybrook Lane asked the Board if there has been any further discussion regarding the previously discussed 'On Street Parking' issue. The Board advised that they have compiled much information from other municipalities and are looking to discussing it further at a later date.

Ms. Howard also inquired as to several comments she has received regarding future residents of the Hickory Ridge major subdivision. Many have stated that their Certificates of Occupancy (CO's) are being "held up". Mr. Wille, Construction Code Official, advised Ms. Howard as to the CO process and that many different agencies and individuals are responsible for verifying that the homes are ready for occupation.

**Close Meeting to the Public:**

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

**Payment of the Bills:**

Motion to approve payment of the bills was made by Robert Schenk, second by Joseph Wille.

**Roll Call:** Robert Schenk – yes, Gary Spinner – absent, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – absent, Joseph Calabro – absent, Jonathan Roth – absent, Stephen Galati – yes, Donald Palmucci – yes **R.C.V.:** **6 – yes', 0 – no's, 0 – abstentions. Motion carried.**

**Adjournment:**

Motion to adjourn was made by Robert Schenk, second by Donald Palmucci. Motion carried.

Respectfully submitted,

Celeste Keen  
Board Secretary