

**South Harrison Township
Planning/Zoning Board of Adjustment
January 12, 2009**

The South Harrison Township Planning/Zoning Board of Adjustment held a regular meeting on January 12, 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 – present, Thomas Sorbello – absent, Melvin Robertson – present, Marc Nagtegaal – present, Joseph Wille – present, Robert Campbell – present, Joseph Calabro – absent, Jonathan Roth – present (L-7:35), Stephen Galati – present, Donald Palmucci – present, Gary Thompson, Board Solicitor – present, James Spratt – Board Engineer – present, Leah Furey, Planner – present, Celeste Keen, Secretary – present.

Old Business:

Resolution R-09-06

**Resolution Granting Minor Subdivision Approval, Bulk Variances & a Waiver
To Benjamin & Sarah Freeman**

Motion to adopt resolution R-09-06 was made by Robert Schenk, second by Gary Spinner.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – abstain, Robert Campbell – yes, Joseph Calabro – absent, Jonathan Roth – absent, Stephen Galati – abstain, Donald Palmucci – abstain **R.C.V.: 5 – yes', 0 – no's, 3 – abstentions. Motion carried.**

Resolution R-09-07

**Resolution Granting Minor Subdivision Approval
To Erich & Traci Eisenhart**

Motion to adopt resolution R-09-07 was made by Robert Schenk, second by Gary Spinner.

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – abstain, Robert Campbell – yes, Joseph Calabro – absent, Jonathan Roth – absent, Stephen Galati – abstain, Donald Palmucci – abstain **R.C.V.: 5 – yes', 0 – no's, 3 – abstentions. Motion carried.**

Open Meeting to the Public:

Motion to open the meeting to the public was made by Gary Spinner, second by Joseph Wille. Motion carried.

Benjamin Freeman thanked the Board and Board Secretary in their assistance in his recent application.

Close Meeting to the Public:

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

Payment of the Bills:

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

Roll Call: Robert Schenk – yes, Gary Spinner – yes, Thomas Sorbello – absent, Melvin Robertson – yes, Marc Nagtegaal – yes, Joseph Wille – yes, Robert Campbell – yes, Joseph Calabro – absent, Jonathan Roth – absent, Stephen Galati – abstain, Donald Palmucci – abstain **R.C.V.: 6 – yes’, 0 – no’s, 2 – abstentions. Motion carried.**

Melvin Robertson advised the Board that as a member of the Economic Development Committee; a representative of the property owner of the NW corner of State Highway 45 and Franklinville Road had approached him about a possible project at that location. The proposed project would be a Walgreen’s type drug store. Robert Schenk asked if the property is zoned to allow a drug store as a permitted use. Mr. Robertson advised that it is not. Marc Nagtegaal noted that in that case they would need to appear before the Board for a use variance. The Board agreed that it would be in the applicant’s best interest to canvas the surrounding neighborhoods to get their sentiments. If the residents attend a meeting opposed to an application, the Board may be less likely to grant a use variance than if they have the support of the surrounding residents.

Jonathan Roth arrived and assumed is seat on the Board.

Oath of Office was administered to Board Member Jonathan Roth by Celeste Keen.

Marc Nagtegaal noted that the Board members have New Jersey Planning Organization (NJPO) training registration forms in their packets. Mandatory training registration forms for the new members as well as optional advanced training registration forms for those that have already taken the training course.

Gary Spinner requested that several copies of the “Guide to Planning Boards & Zoning Boards of Adjustment” be ordered from the NJPO for the Board members use.

Marc Nagtegaal referenced *The Planner* newsletter and encouraged the Board to read.

Open Meeting to the Public:

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

Mel Robertson inquired as to the whether the Board is further considering the 150' road frontage issue. Ms. Furey stated that she will look into the matter again and suggested that the Board not move forward for six (6) months or so to allow themselves the opportunity to see how the current ordinance works prior to amending right away.

Robert Campbell asked the professionals for their opinions in how the Board could improve their efficiency and/or productivity?

Mr. Nagtegaal suggested that the Board members obtain a copy of the Township Code so that they are aware of the ordinances established within the Township.

Gary Thompson suggested creating a completeness review committee. Applications would be reviewed by the subcommittee with the engineer's review report prior to review by the full committee to assure completeness requirements are met. The Board may also establish a subcommittee to review subdivisions and site plans.

James Spratt agreed with Mr. Thompson's suggestions. Jonathan Roth asked if there would be any down sides. Mr. Campbell suggested a rotation approach where two Board members would be on the subcommittee for a designated period.

Ms. Furey stated that East Greenwich has one (1) Board meeting per month but they have subcommittee meetings. First meeting of the month is the subcommittee meeting the second meeting is the public meetings. An applicant can be heard at a site plan subcommittee meeting in one of two ways whether it is conceptually. Or after having filed an application and received a completeness review, if deemed incomplete due to requesting a waiver on an environmental impact statement or traffic study report. The applicant goes to the site plan review and the professionals are able to advise the applicant prior to the public meeting.

Mr. Spinner asked Mr. Thompson if the Board has to have a completeness hearing in order to deem an application complete. Mr. Thompson replied that it does not; it may designate someone or a committee to deem applications complete.

Mr. Schenk inquired as to what would happen if a subcommittee deemed an application complete with a waiver and when the application comes before the full Board another Board member has an issue with the waiver granted, what would happen in that case? Messrs. Spinner and Thompson stated that the application still needs full Board approval. Mr. Schenk

asked if any time would really be saved. Mr. Spinner suggested that it would alleviate things being put on the agenda that were not ready to be heard.

Joseph Wille stated that often times during the completeness review the Board begins dealing with matters that should be discussed during the public hearing. Eliminating those discussions would also cut back on time spent.

Mr. Spinner noted that the applicant would not need to be present.

Adjournment:

Motion to adjourn was made by Joseph Wille, second by Gary Spinner. Motion carried.

Respectfully submitted,

Celeste Keen
Board Secretary