

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
December 12, 2013**

Call to order: Called to order by Chairperson James

Pledge of the Flag: Led by Chairperson James

Sunshine Law: This is a regularly scheduled meeting of the Pine Hill Planning and Zoning Board. This meeting has been duly advertised and is in full compliance with the Sunshine Law.

Roll Call: Mayor Green, Mr. Ford, Councilmen Shultz, Mr. Burke, Mr. Hagy, Mr. Harris, Mr. Hallworth, Mrs. Bruno, Mayor Green, Mr. Ford, Councilmen Shultz, Mr. Burke, Mr. Hagy, Mr. Hallworth,
Absent: Mr. Castor, Mr. Harris
Professionals: Mr. Dougherty P.E., Atty. Mr. Sitzler, Robert Hall, Planner

Approval of Minutes: Motion made by Mr. Ford to approve minutes of the October 10, 2013 meeting seconded by Mrs. Bruno
Roll call, all others "aye" Motion carried

Motion made by Mr. Ford to approve minutes of the November 14, 2013 meeting seconded by Mrs. Bruno
Roll call, Kevin Waddington (abstain);
all others "aye" Motion carried

Old Business/ New

Business: Mayor Green notified the board that Zoning Official Neil Clark has retired effective November 30, 2013. Ray Hallworth has been appointed as Acting Zoning Official thru the end of the year.

Application: #2013-1 VMDH Enterprises, LLC

Block 124 Lots 1, 2,11,12,14,22,24,31 and 62
Block 127 Lots 2 and 2.01
Preliminary and Final Major Subdivision
Use variance to permit construction of townhome units in a LBD- Limited Business District

Note: At this time both Mayor Green and Councilman Shultz are excusing themselves from the meeting as this is an application for a use variance.

Applicant Christos Kolovos- owner of VMDH Enterprises, LLC
Attorney Albert Marmero, Esq. is representing the applicant. The applicant is requesting a variance to permit construction of 55 townhome units on the property located on Berlin-Cross Keys Rd. at the cross street of Bittle Ave.

Mr. Kolovos indicated that he made three separate purchases of land/property over the course of several years. He indicated that he had come before the Board in 2009 in an attempt to build a Gym. However, after his partners pulled out of the project Mr. Kolovos tried to sell the property listing it over the years with several different realtors. He has been unable to sell the property for various reasons. Mr. Kolovos comes before us tonight to with plans to build townhomes which he feels will be beneficial to the community.

Realtor Jason Benstead- provides testimony that he has tried numerous times to market this property. The problem as he sees it is the both location of the property and the limited uses allowed by the Borough. The property is zoned LBD- Limited Business District. Mr. Benstead testifies that most of the businesses would rather build closer to the major interchange (Atlantic City Exp.). Mr. Benstead indicated that there has been a lot of commercial growth in surrounding towns of Gloucester and Winslow Twps. but it has all taken place further down on Cross Keys Rd. near the interchange or at the other end near Rte. 73. He indicated that there is demand for Commercial Property where this property is located, basically rendering this property unsellable for the intended zoning usage. Mr. Benstead believes that building the townhomes will fill a housing void in the area.

Testimony from John Petit- Professional Engineer and Jim Miller Professional Planner
The applicant seeks use variance to build 55 townhomes on the property would help meet the low income housing.

Board Member indicated that in his opinion the property would better be used as a commercial property as stated in the zoning ordinance.

Mr. Miller indicated that he disagrees based on the testimony previously provided by the Realtor.

Borough Planner Mr. Hall indicated that in our R-multi (multi-family residential district) would be 3 units per acre. Can you tell me how many units are you proposing?

Mr. Miller we are proposing 9 units per acre which we feel is a standard. We feel that 3 units per acre is not realistic.

Open meeting to the Public: Motion by Mr. Ford made to open floor to the public.
Seconded by Mr. Waddington

Bill Bewley- 55 Bittle Ave.

Mr. Bewley indicates that this project butts up against his property. He also indicated the Floyd Ave was vacated many years ago. The property was divided amongst the residences whether they wanted it or not. The residents were told they were not permitted to build on the vacated property. He questions whether the applicants will be building on the 25ft of this vacated land. He also spoke about the residents on Bittle Ave that had flooded basements back when the water basins were put in. What will be done about that?

Borough Engineer Mr. Dougherty indicated that based on the site plans no they are not building on the vacated land.

Edward Szwed- 57 Bittle Ave.

Mr. Szwed wants to know why didn't the applicant try to sell the property to the current homeowners of Bittle Ave.

Chris Cumo- 100 Bittle Ave.

Mr. Cumo has concerns about the traffic that will generate to/from Cross Keys Rd with these townhomes. He indicated that it is difficult now to get in and out of the area and that adding 55 more properties would be very dangerous. Mr. Cumo indicated to the Board that to allow them build 9 units per acre is crazy. He requested that the Board follow the zoning requirements that are already in place.

Lou Doto- Jackson Rd.

Mr. Doto expressed that there is already too much traffic in that area. This is potentially very dangerous. Please think about this.

Andrew Pennock- 58 Bittle Ave.

Mr. Pennock indicated that Cross Keys Rd was supposed to be expanded to a two lane road. It never happened in Pine Hill. But further up on Cross Keys Rd where the road was widened seems to be attracting more commercial interest. When will road through Pine Hill be widened?

Close meeting to the Public: Motion by Mr. Waddington to close the floor. Seconded by Mr. Hagy

Motion to Approve/

Deny Recommendation: Motion made by Mr. Ford to deny application,
seconded by Mr. Hallworth. Roll call:

F. James- Deny

S. Ford- Deny

R. Hallworth- Deny

R. Hagy- Deny

P. Bruno- Deny

K. Waddington- Deny

T. Burke- Deny

Application Denied

Motion to Adjourn:

Motion made by Mrs. Bruno to adjourn meeting. Seconded
by Mr. Waddington