

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
August 8, 2013**

- Call to order:** Called to order by Woody Harris at 7:30 pm
- Pledge of the Flag:** Led by Woody Harris
- 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. Castor, Mr. Hallworth, Mrs. Bruno
Absent: Chairperson James, Vice –Chair Mr. Waddington,
Professionals: Mr. Dougherty P.E., Atty. Mr. Saponaro, Robert Hall, Planner
- Nomination:** Mayor Green nominated Mr. Woody Harris to lead the meeting in the absence of both the Chairperson and Vice Chairperson; Seconded by Councilmen Shultz. All others “aye” Motion carried
- Approval of Minutes:** Motion made by Mrs. Bruno to approve minutes of the June 13, 2013 meeting seconded by Mr. Castor
Roll call, Councilmen Shultz (abstain);
all others “aye” Motion carried
- Motion made by Mrs. Bruno to approve minutes of the July 11, 2013 meeting seconded by Mr. Ford
Roll call, all others “aye” Motion carried
- New Business:** Application 2013-2 Block 116.01 Lot 8- 21 Grand Ave Resident John Miller applied for a bulk variance from the minimum side and rear yard setback requirements of ten (10) feet to construct a swimming pool located at his residence. The property owner’s yard is 9,100 sq. feet as opposed to the required zoning of 11,000 sq. feet. There was discussion from the board that by granting such a variance would pose a safety hazard in which children could potentially jump from the fence to the pool. The owner stated the configuration of the property made it

difficult to configure the pool in any other location. The Board suggested that reconfiguring the location of the pool to allow 6 ½ ft. setback on the rear of the property and 5 ft. minimum setback on the side would eliminate the safety issue.

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

Close meeting to the Public: Motion by Mr. Castor to close the floor. Seconded by Mrs. Bruno

**Motion to Approve/
Deny Application:**

Motion made by Mr. Mr. Burke to approve application, seconded by Mr. Ford. Roll call all “aye” Motion carried.

Public Hearing:

Review Final Draft- Preliminary Investigation Report of an Area in need of Redevelopment 1618 & 1620 Lake Ave

Draft-Redevelopment Plan Amendment No. 1
Hickstown-Turnerville Rd

Professional Planner Mr. Hall addressed the Board in regards to the Investigation. He reviewed the information listed in the Report. Representatives from Pine Hill Redevelopment- Developer Art Corsini and Attorney Combs were present to answer any questions. There was some discussion from the Board as to what was planned for the area if approved. Mr. Combs explained that their plan was to add 9 additional townhouse units.

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

Close meeting to the Public: Motion by Mr. Castor to close the floor. Seconded by Mrs. Bruno

**Motion to Approve/
Deny Recommendation:**

Motion made by Mr. Castor to approve recommendation , seconded by Mr. Ford. Roll call all “aye” Motion carried.

Motion to Adjourn:

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