

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
Sept 13, 2012**

- Call to order:** Call to order by Chairman James at 7:31
- Pledge of the Flag:** Led by Chairman 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:** Chairperson James, Mayor Green, Mr. Castor, Mr. Ford, Mr. Hallworth, Mr. Harris, Mr. Waddington, Councilmen Shultz, Mrs. Bruno, Mr. Burke, Mr. Hagy
Professionals: Mr. Callaway (Pennoni & Assoc), Mr. Carlamere
- Swearing in of Member:** Robert Hagy
- New Business:** Motion made by Mayor Green to ratify Engineer's 2012 Contract seconded by Mr. Harris
Roll call, all members "aye" Motion carried.
- Resolution:** Motion made by Mr. Harris to approve to memorialization of resolution granting application for bulk variance - Block 93 Lot 5, seconded by Mr. Castor Roll call, Mayor Green (abstain) and Mr. Waddington (abstain) "aye" Motion carried
- Approval of Minutes:** Motion made to approve the minutes of June 14, 2012. Roll call, Mayor Green (abstain) Councilman Shultz (abstain) all others "aye" Motion carried.
- Correspondence:** none
- Applications:** Guru Nanak Sikh Society of Delaware Valley, Inc.
Minor Site Plan Block 1 Lot 3.05
Represented by David Hodulik, Esq
- The applicant request final minor-site plan approval to use an existing building for church services. The structure presently contains two stories. There was much discussion by the

board on the availability of parking spaces for use by the Church. The applicant agreed that the entire parking lot will be restriped. The applicant agreed that all parking stalls will be 9X18 ft. and all stalls located in the front of the building will be 10X18 ft. The applicant will provide handicap stalls. There are a total of 89 parking spaces, 43 spaces provided by the easement from lot 3.12.

There was some discussion by the Board on signage. The applicant agreed that any signage and or sign pole will be established in accordance with the Borough Ordinance requirements and the proper zoning permits will be applied for prior to installation of any signage or sign poles.

There was discussion by the Board on permitting a left turn while exiting onto Blackwood-Clementon Rd, and providing for an access drive entrance from New Road. The applicant agreed that a “No-Left Turn” sign will be installed for vehicles exiting onto Blackwood Clementon Rd. The applicant also agreed to make application to Camden County for an access entrance off New Road.

The applicant agreed to provide an easement for Storm Water Drainage and Maintenance to lot 3.12. The applicant shall also provide a report that existing storm water system is functioning.

The applicant agreed to a general clean-up of the site and that any dead or dying shrubbery will be removed and replaced.

Open meeting to the Public: Motion made by Mr. Harris, seconded by Mr. Castor

Close meeting to the Public: Motion made by Mr. Waddington, seconded by Mr. Harris

**Motion to Approve/
Deny Application:** Motion made by Mr. Waddington to approve application, seconded by Mr. Harris. Roll call all “aye” Motion carried.

Old Business: None

Motion to Adjourn: Motion made by Mr. Castor to adjourn, seconded by Mr. Waddington. Meeting Adjourned by Mr. James