

Borough of Pine Hill  
Meeting  
Planning and Zoning Board of Adjustments  
January 12, 2017

**Call to order:** **Call to Order by Mr. Felix James 7:34pm**

**Pledge of the Flag:** **Led by Mr. 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.

**Swearing in of New/**

**Reappointed Members:**

**Class II Member: Felix James expires 12/31/18**

**Class IV Member: Joe Castor expires 12/31/20**

**Class IV Member: Teresa Ciotto expires 12/31/20**

**Class IV Member: Michael Green expires 12/31/19**

**Class III Member: Councilman John Robb expires 12/31/17**

**Alternate # 1: Zachery Greer expires 12/31/18**

Members sworn in by Solicitor; Mr. Sitzler except for Mr. Greer he was not present

**Roll Call:**

**Present:** Mayor Green, Mr. James, Councilman Robb, Mr. Green, Mr. Castor, Mr. Waddington, Mrs. Ciotto, Mr. Ford, Mr. Hagy

**Absent:** Mr. Greer

**Professionals:** Solicitor: Mr. Sitzler, Engineer: Mr. Dougherty, Planner: Mr. Luste

**Election of Chairman:**

Motion made by; Mr. Waddington seconded by Mr. Castor to nominate Felix James, No other nominations made; Roll Call 8 voted "AYE" Mr. James abstained; motion carried

**Election of Vice Chairman:**

Motion made by; Mayor Green seconded by Mr. Hagy to nominate Kevin Waddington, No other nominations made; Roll Call 8 Voted "AYE" Mr. Waddington abstained; motion carried

## **Appointment of Board**

### **Secretary:**

Motion made by Mr. Castor seconded by Mr. Waddington to appoint Les Gallagher, No other nominations for appointment made; Roll Call all "AYE" motion carried

**Mr. James:** Congratulations everyone

**Mayor Green:** Mr. Chairman before we move any farther the borough has appointed a new Zoning Officer

**Mr. Greer:** Thank you Mr. Chairman; I'm John Greer the Borough Administrator; for those who did not know last week we appointed a new Zoning Office Mike Scardino the gentleman sitting behind m. Mike has a list of credentials as long as all our arms put together. I will have him say a few words in few seconds I thought it would be a good idea to have him meet everyone tonight and put a face to a name, you may not see his face at every meeting but he has a good working relationship with Les Gallagher Jr and Les will keep him informed on when he needs to be here.

**Mr. Scardino:** Thanks for having me I wanted to come and say and say hello myself so when you see a new appointment of a new Zoning Office you know I'm not just a guy from Winslow Township that is just coming to collect a paycheck and you never see. I also wanted to make myself available to you anytime you need me at a meeting I will be more than happy to come if you think there is business that is pertinent or if there is information you think I can provide to you I want to be available I don't want to be an absentee employee I want involved in the community and basically I want to roll up by sleeves and go to work. I have zero experience as a zoning office but I did served 18 years on the Planning Board in Winslow Township and in a bunch of different capacities, Master Plan committee and a bunch of other sub-committees I was also a class III member representing the community so I do understand some of the terminology and I have reached out to Mr. Dougherty already and expressed to him that I'm here to help and hope he would be patient with me as I grow in the position. I do understand reading some of the minutes from your past meetings some of the meetings do go long and some are not as long. I do have a lot of other Irons in the fire dependents are one so if you don't need me I don't want to come but if you do need me I want to be here and I do want to make myself available to you. I just wanted to exchange

courtesies and cards: I don't want to make any mistakes and definitely don't want to make the same one twice so please be patient with me.

- Resolution 2017-1:** **Mr. James:** next we have Resolution 2016-1 Appointing the Planning and Zoning Board Chair.
- Resolution 2017-2:** **Planning and Zoning Vice-Chair**
- Resolution 2017-3:** **Planning and Zoning Secretary**
- Mr. Castor:** we already did all that
- Resolution 2017-4:** **Mr. James:** Next we have Resolution 2017-4 Establishing meeting dates and official newspaper for the Planning and Zoning Board.
- Mr. Waddington:** Make a motion to approve seconded by Mr. Castor  
Roll Call all "aye"; motion carried
- Resolution 2017-5:** **Mr. James:** Resolution 2017-5 consenting to the appointment of Hugh Dougherty P.E.C.M.E. from Pennoni & Associates as Planning and Zoning Board Engineer.
- Mr. Castor:** So moved
- Mr. James:** Is there a second?
- Mr. Hagy:** Second
- Mr. James:** Roll Call please: all "AYE" motion carried
- Resolution 2017-6:** **Mr. James:** Resolution 2017-6 consenting to the appointment of Joseph Luste, P.P. from Pennoni & Associates as Planning and Zoning Board Planner and application Process Reviewer.
- Mr. Castor:** Make a motion seconded by Mr. Hagy
- Mr. James:** Roll Call please: Roll call: all "AYE"
- Correspondence:** **Mr. James:** Correspondence in your packets you have the New Jersey Planner Vol. 77 No. 6
- Approval of Minutes:** **Mr. James:** Did everyone have a chance to review the minutes from December 8,

**Mr. Castor:** Make a motion as read seconded by Mr. Waddington

Mr. James: Roll Call please: Roll Call "AYE" Mr. Waddington, Mr. Castor  
Mr. Hagy, Mr. Ford, Mayor Green, Councilman Robb, Mrs. Ciotto  
Abstain: Mr. James, Mr. Green. Motion carried

**Old Business:**

**No old business**

**New Business:**

**Mr. James:** New Business the next meeting will be February 9<sup>th</sup> at  
7:30pm

**Mayor Green:** Before we move on there is a Zoning application on the  
meeting for next month so if someone is not going to be here please let  
us know

**Open Floor to the Public:**

**Mr. James:** Do I have a motion to open the floor to the public

**Mr. Castor:** so moved seconded by Mr. Hagy.  
Roll Call all "aye" Motion carried

**Close Floor to the Public:**

**Mr. James:** seeing no public

Mr. Waddington: motion to close second by Mr. Castor  
Roll Call all "aye" Motion carried

**Motion to Adjourn:**

motion made by Mr. Castor, second by Mr. Hagy, all others "aye"  
motion carried