

**Borough of Pine Hill  
Reorganization Meeting  
Planning and Zoning Board of Adjustments  
January 9, 2014**

- Call to order:** Meeting called to order by Mr. James at 7:30 pm
- 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:** Les Gallagher Jr., Scott Ford, Robert Hagy, Terry Ciotto
- Roll Call:** Mayor Green, Mr. Ford, Councilmen Robb, Mr. Gallagher, Mr. James, Ms. Ciotto, Mrs. Bruno, **Absent:** Mr. Castor, Mr. Shultz, Mr. Hagy, Mr. Waddington  
**Professionals:** Mr. Sabo P.E., Atty. Mr. Sitzler, Robert Hall, Planner (absent)
- Election of Chairman, Vice-Chairman and Board Secretary:**  
Mayor Green nominated Felix James as Chairperson. Seconded by Mr. Gallagher. All others "aye" nomination accepted.  
  
Mayor Green nominated Kevin Waddington as Vice-Chairperson. Seconded by Mr. Gallagher. All others "aye" nomination passed.  
  
Mayor Green nominated Kijona Thompson as Planning and Zoning Board Secretary. Seconded by Ms. Bruno. All others "aye" nomination passed.
- Resolution #2014-1** Motion made by Mr. Gallagher to accept the resolution establishing meeting dates and official newspapers for Planning and Zoning Board. Seconded by Ms. Bruno. All others "aye" motion carried.
- Resolution #2014-2** Motion made by Mr. Ford to accept the resolution consenting to the appointment of William Sitzler, Esq of Saponaro & Sitzler as Planning and Zoning Solicitor.

Seconded by Mr. Gallagher. All others “aye” motion carried.

**Resolution #2014-3**

Motion made by Mr. Gallagher to accept the resolution to the appointment of Hugh Dougherty P.E. from Pennoni & Associates as Engineer for Planning and Zoning Board. Seconded by Ms. Bruno. All others “aye” motion carried.

**Resolution #2014-4**

Motion made by Mr. Ford to accept resolution appointing Planning and Zoning Board Chairperson. Seconded by Mr. Gallagher. All others “aye” motioned carried

**Resolution #2014-5**

Motion made by Mr. Gallagher to accept resolution appointing Planning and Zoning Board Vice- Chairperson. Seconded by Mr. Ford. All others “aye” motioned carried

**Resolution #2014-6**

Motion made by Ms. Bruno to accept resolution appointing Planning and Zoning Board Secretary. Seconded by Mr. Gallagher. all others “aye” Motion carried

**Resolution #2014-7**

Motion made by Mr. Gallagher to accept resolution consenting to the appointment of Robert Hall of Pennoni & Associates as Planner for the Planning Board. Seconded by Ms. Bruno. All others “aye” motion carried.

**Approval of Minutes:**

Motion made by Mayor Green to approve minutes of the December 12, 2013. Seconded by Ms. Bruno Mr. Gallagher (abstain), Councilmen Robb (abstain), Ms. Ciotto (abstain). All others “aye” motion carried.

**New Business:**

**Acknowledgement**

Mayor Green acknowledged Mr. Woody Harris who has stepped down after 45 yrs of service to the Borough of Pine Hill. Mr. Harris has served on Council as well as various other Boards and Committees over the past 45 years and for that Mayor Green would like to thank Mr. Harris for his commitment to the Community.

Mayor Green informed the Board that Ray Hallworth was appointed as Borough Zoning Officer for 2014.

**Resolution #2013-1**

VMDH Enterprise  
Resolution denying a use variance to permit construction of townhome units in the Limited Business District for

Property located at Block 124, Lot 1, 2,11, 12, 14, 22, 24, 31 and 62 and Block 127, Lots 2 and 2.01

Motion made by Ms. Bruno to accept resolution. Seconded by Mr. Ford. Mr. Gallagher (abstain) Mr. Robb (abstain) Mayor Green (abstain) all others “aye” motioned carried.

**Applications:**

#2014-1 Glen Eyre Preliminary and Final Site Plan. Phase III & Amended Site Plan-Phase I & II. Represented by Jeff Baron- Attorney.

The following professionals were sworn in prior to giving testimony: Mr. Art Corsini(developer) Mr. Terry Combs (Planner) Mr. Robert Coogan (Architect)

Mr. Corsini proposes to construct Phase III of the Glen Eyre Apartment project, which consists of nine townhouse dwelling units in two buildings and related site improvements. These units will be rental units consistent with the other units in this project. Phase III portion of the project is bounded by Phases I and Phase II on the north and west. Phase III includes the demolition of an existing single family detached dwelling which was purchased in 2013. The applicant is also requesting approval of an amended site plan for Phases I and II to the extent those approvals are modified by the proposed improvements in Phase III. Mr. Corsini mentioned that the complex is at 98% capacity with one unit being used for the business office which will be moved to the clubhouse upon its completion.

The applicant is requesting a waiver from the Environmental Impact Report, Traffic Impact Statement as well as the trash and recycling reports as the all relate and are consistent with Phases II and II.

All other items that were requested by the Engineer have been accepted and are agreed upon.

Mr. Corsini explained how trash is collected within the complex. With all residence bringing trash down to the front where there is a central unit trash compactor. That compactor is emptied several times per week by an outside company.

A board member inquired about how larger “bulk” items are disposed. Mr. Corsini explained that it is done on a schedule.

Planner Terry Combs further explained how the units will be constructed with 4 units in one building and 5 units in a second building. The units will have vehicular access from Lake Ave. There is a pedestrian link to the clubhouse. Residents of Phase III will have full access to all the same amenities as those residents in Phases I and II. Mr. Combs indicated the projected is well over the required parking spaces.

Board member asked if curbing and sidewalks are planned in the project. Mr. Combs explained that there is sidewalk and curbing on one side. The other side contains the side rail which makes it impossible for sidewalk and curbing.

**Open meeting to the Public:** Motion made by Mr. Ford to open to the public;  
Seconded by Ms. Bruno. No public present.

**Close meeting to the Public:** Motion made by Mr. Gallagher to close to the public;  
Seconded by Mr. Ford.

**Motion to approve/deny** Mayor Green made a motion to approve application Glen Eyre 2014-1. Seconded by Mr. Ford. Roll Call all others “aye” motion carried.

**Application:** None

**Motion to Adjourn:** Motion made by Mayor Green to adjourn; seconded by Ms. Bruno. All others “aye”. Motion carried.