

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
March 12, 2015

- Call to order:** Call to Order by Mr. Felix James 7:34 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.
- Roll Call:** Mr. Felix, Mr. Castor, Mr. Shultz, Mrs. Bruno, Mr. Hagy, Mayor Green, Councilmen Robb, Mrs. Ciotto; Mr. Ford arrived at 7:35
Absent: Mr. Waddington, Mrs. Bruno, Mayor Green
Professionals: Solicitor: Mr. Saponaro, Engineer: Mr. Dougherty
Planner Mr. Hall
- Correspondence:** New Jersey Planning Officials (NJPO) Membership Cards
- Approval of Minutes:** Motion made by Mr. Castor to approve minutes of February 12th meeting second by Mr. Shultz. Roll call, all "aye" except Mr. James and Mr. Greer "Abstain" Motion Carried
- Resolution 2015-8:** Memorialization of Resolution approving application #2014-6 Max's Bargain & Thrift LLC
717 Erial Road

Mr. James: What we have before us today is Resolution 2015-8; memorialization of resolution approving application #2014-6 Max's Bargain and Thrift Shop 717 Erial Road.

Mr. Saponaro: It has two amendments to it.

Mr. James: Okay

Mr. Saponaro: One would be paragraph 13 both are typographical errors it should be 1,400 sq. ft. not 14,000 sq. ft. then there should be an additional sentence on the paragraph that there should be a revised site plan. Is that right?

Mr. Hall: On Page 5 there should be an additional number added 11 that would read A revised site plan shall be submitted to depict all the above. It is probably duplicit but we should make it very clear, thank you.

Mr. James: any more discussion? Motion to close discussion!

Motion made by Councilman Robb and Seconded by Mr. Shultz: all "aye" Motion carried

Mr. James: Motion to open floor to the public

Motion made by Mr. Castor and Seconded by Mr. Shultz: all "aye" motion carried "no public"

Mr. James: Motion to close the floor to the public

Motion made by Mr. Castor and Seconded by Mr. Hagy: all "aye" Motion carried

Mr. Hall: Mr. Chairman; can I say one thing? You may have heard or read about this in the newspaper but the Supreme Court this week really squelched the council on affordable housing. Now Pine Hill has a certified housing plan which will carry us through 2018; however the court's decision which I think was in large part frustration with the council on affordable housing said that is a resident wants to say the town is not providing affordable housing they go to court which I think is where we were in the early 80's.

Mr. Saponaro: Right

Mr. Hall: So as far as Pine Hill is concerned there might be a simple process because of the Burgstall Law to approach the Camden County Superior Court to file either just a letter or a plan again seeking protection against litigation for affordable housing because Pine Hill more than met its fair share of affordable housing. I just wanted to mention that someone needs to bring it up to town council to start the process; I think there is a stay of 90 days before the actual decision is effective and then we would have six (6) months after that to file the amended plan. So there is time right now and I don't know if you read about that in the newspaper. The way I see it everyone is thinking this is wonderful and I may

be the odd man out but from my point of view if we have to go to court or if anyone has to there is always a risk involved. So I expect in the next 6 to 9 months the Borough will have to do something with the court system.

Mr. James: Okay

Mr. Saponaro: Thanks

Mr. James: Can I have a motion to adopt the resolution as amended?

Motion made by Mr. Hagy and seconded by Mr. Shultz

Mr. James: okay there is a motion to accept the resolution as amended and property seconded

Roll call 3 abstentions Mr. James, Mr. Castor and Mr. Greer all others "aye" motion carried

Old Business:

New Business: Mr. James does anyone have any new business, reminder the next meeting is April 9th at 7:30

Open meeting to Public: Motion made by Mr. Castor seconded by Mr. Shultz; all others "aye" (no public)

Close meeting to public: Motion made by Mr. Castor seconded by Mr. Hagy; all others "aye"

Motion to Adjourn: motion made by Mr. Castor, second by Mr. Hagy, all others "aye" motion carried.