

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
March 13, 2014**

Call to order: Meeting called to order by Mr. Waddington at 7:31pm

Pledge of the Flag: Led by Mr. Waddington

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 Robb, Mr. Gallagher, Mr. Castor, Ms. Ciotto, Mr. Shultz, Mr. Hagy, Mr. Waddington **Absent:** Mr. James, Mrs. Bruno
Professionals: Mr. Sitzler, Mr. Dougherty P.E.
Robert Hall, Planner

Approval of Minutes: Motion made by Mr. Gallagher to approve minutes of the January 9, 2014 meeting seconded by Roll call, Councilmen Shultz (abstain); Mr. Castor (abstain) all others “aye” Motion carried

January 9, 2014

Resolution 2014-9 Motion made by Mr. Gallagher; seconded by Mr. Ford to accept Memorialization of Resolution approving application #2014-1 Glen Eyre Preliminary and Final Site Plan Phase III and amended site Plan Phase I & II Roll call, Councilmen Shultz (abstain); Mr. Castor (abstain) all others “aye” Motion carried

Discussion: Karley Homes- signing of sub-division plans

Attorney Jim Burns Esq. of Dembo & Saldutti indicated that the property is now owned by 20/20 Properties who acquired the property via a foreclosure of the prior **owner**. 20/20 Properties is interested in selling this property as soon as possible as they have no interest in developing it any further. However, it has been brought to their attention that when the property was initially approved as a sub-division that the plats were never signed and recorded with the County. The reason for appear tonight is solely to have those plats signed so that the owner can move forward with listing and selling the property. After some discussion in regards to the current bond on the property; the board made a recommendation that the current bond stay in place.

Open meeting to the Public: Motion made by Mr. Castor seconded by Mr. Ford
Close meeting to the Public: Motion made by Mr. Castor Seconded by Mr. Gallagher

Motion made by Mayor Green and seconded by Mr. Castor to have plats signed by Board Chairperson and Secretary with a condition that the current bond remain in place and also that the property will not receive any C/O without all work of the original approval being completed. Roll Call all “aye” motion so carried

Application: #2014-2 New Cingular Wireless PCS (AT & T)
AT & T site Pine Valley Club

Block 127.01 Lot 1 200 Atlantic Ave.
Application -Site Plan Waiver

Represented by Attorney Christopher Quinn- The applicant is seeking approval for a site plan waiver. The proposal is to collocate 12 new antennas on an existing 151’ high monopole tower, add a 183 sq. ft. equipment shelter, a cable bridge, underground utility conduits and other misc. equipment, all within an existing 2,450 sq. ft. equipment compound area. The existing tower and compound area contain antenna arrays and equipment for five other wireless telecommunications entities. Testimony from the Applicant’s Engineer Petro Tsoukalas P.E. indicates that the maximum height is 103 ft. He also offered that this property is not accessible to residences.

Question from the Board - The property is close to a small airport will this tower disturb flight plans of the airport?

Applicant indicates that the present structure does not have a light fixture and there are no plans to add one.

The Engineer indicates that the reason for this expansion is that AT & T currently has a lot of unreliable or no coverage in areas. The addition these antennae will fulfill the current gap in coverage. Board Engineer Mr. Dougherty explained that although this is not a permitted usage in the area that the Federal Government regulations basically supersedes any local ordinances.

Open meeting to the Public: Motion made by Mr. Castor seconded by Mr. Gallagher
Close meeting to the Public: Motion made by Mr. Castor Seconded by Mr. Gallagher

Motion made by Mr. Castor and seconded by Mr. Gallagher approve the application
Roll Call all “aye” motion so carried

**Old Business/ New
Business:**

As there is a need to appoint a Special Engineer for an upcoming application. A motion was made by Mr. Shltz and seconded by Councilman Robb to appoint Paul Cray of Remington and Vernick. Roll call all “aye” motion so carried

Motion made by Mr. Gallagher seconded by Mr. Ford to Ratify of Engineer’s 2014 Contract

Approval of Master Plan reexamination Committee- The Board agreed to put assembly committee to review the Master Plan

Approval of contract for Master Plan Reexamination Committee

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

Close meeting to the Public: Motion made by Mr. Castor Seconded by Mr. Gallagher

Motion to Adjourn: Motion made by Mr. Castor and seconded by Mr. Shultz