

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
April 10, 2014**

- Call to order:** Call to order by Chairman Felix at 7:30pm
- Pledge of the Flag:** Led by Chairman Felix
- 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. Bruno, Mr. Shultz, Mr. Felix Mr. Waddington **Absent:** Mrs. Ciotto, Mr. Hagy
Professionals: Mr. Sitzler, Mr. Dougherty P.E.
- Approval of Minutes:** Motion made by Mr. Gallagher to approve minutes of the March 13, 2014 meeting seconded by Roll call, Mrs. Bruno (abstain); Mr. Felix (abstain) all others "aye" Motion carried
- Resolution 2014-10** Motion made by Mr. Waddington, second by Mr. Castor to memorialization of resolution approving 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
Roll call, Mrs. Bruno (abstain); Mr. Felix (abstain)
all others "aye" Motion carried
- Resolution 2014-11** Motion made by Mr. Waddington, seconded by Mr., Castor to memorialize the resolution authorizing the signing of subdivision plans previously approved to Karley Homes LLC. Subject to certain conditions said property being located Block 57 Lot of 7th Ave
Roll call, Mrs. Bruno (abstain); Mr. Felix (abstain)
all others "aye" Motion carried

Application: #2014-3 New Cingular Wireless PCS ("AT & T")
AT & T Site Signal Hill
Block 98 Lot 156 109 Mt. Clement Ave

The applicant proposal is to collocate 12 antennas on an existing 100' high water tank, add a 320 s.f. equipment shelter, Cable Bridge and other miscellaneous equipment within an expanded compound area. The existing 8,373 s.f. compound area will be expanded by 548 s.f. (6.5%) to the rear of the site. The existing water tower and compound area contain antenna arrays and equipment for at least three other wireless telecommunication entities.

The proposed antennas are to be located at the centerline height of 80', which is below other existing antenna arrays and the top of the water tank. The existing water tank and telecommunications facility is located on a site that is 10,000 s.f (0.23 acres) in area and located in an I Institutional District.

Open meeting to the Public: motion made Mr. Waddington second by Mr. Ford
Close meeting to the Public: motion made by Mr. Caster seconded by Mrs. Bruno

Approve/Deny

Application: Motion made to by Mr. Castor seconded by Mr. Ford to approve application 2014-3 call all others "aye" motion so carried.

Application #2014-4 Pine Hill Municipal Utilities Authority
Block 128 Lot 14, 15, 16 and 17
Sub-Division Application

Let the record state that Mr. Dougherty has stepped down for this application. Conflict Engineer Paul Cray will sit as Engineer for the Board.

The applicant indicated the lots were previously consolidated as identified in the legal description of the Deed. The applicant proposes to subdivide the .66 acre lot into two lots- one lot will be .08 acre lot for a proposed sanitary sewer pump station and remaining lot .58 acre lot which in all likelihood will be redeeded to previous owner. The MUA indicates that presently some of the towns' sewage currently runs to Clementon. Clementon's charges have continued to rise over the past several years. It is estimated that this project will save the town approx. \$90. They are requesting a variance as the requirement is 11,000 SF the MUA is requesting 3670 SF.

Open meeting to the Public: motion made by Mr. Waddington, seconded by Mr. Ford
Close meeting to the Public: motion made by Mr. Castor, seconded by Mr. Waddington

**Approve/Deny
Application:**

Motion made by Mr. Castor, seconded by Mr. Ford to approve the variance. Roll Call all others "aye" motion carried

Motion made by Mr. Castor, seconded by Mr. Shultz to approve the sub-division. Roll call all others "aye" motion carried.

**Old Business/ New
Business:**

none

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