

Borough of Pine Hill  
Meeting  
Planning and Zoning Board of Adjustments  
September 11, 2014

**Call to order:** Call to Order by Mr. Felix James 7:30pm

**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. Waddington, Mr. Ford, Mr. Shultz, Mrs. Bruno, Mr. Hagy, Mayor Green, Councilmen Robb, Mrs. Ciotto, Mr. Greer:  
Mr. Castor: Absent  
**Professionals:** Mr. William Sitzler, Mr. Paul Cray

**Approval of Minutes:** Motion made by Mrs. Bruno to approve minutes of August 14<sup>th</sup> meeting second by Mr. Hagy. Roll call all "aye" motion carried

**Application** Christopher H. Schubert: I'm representing Verizon Wireless here tonight for an application to install a temporary pole at 109 Mt Clement Ave for the purpose of antenna support during the painting of the water tank that the antennas are currently mounted to. I would like to introduce Jeffery Nagorny P.E. and Michael Fischer to be sworn in so they can testify

Mr. William Sitzler: Swore in the individuals

Mr. Nagorny: We will be using a temporary ballast pole to support the antennas' enclosed in a temporary 40' by 40' fenced compound located on the adjacent lot 160. Existing cable will be diverted into the temporary compound. We will have to remove the underbrush and some small trees at the adjacent lot and level the ground. We will place a silt sock outside the temporary fence and restore to a lawn area when

complete to avoid short and long term adverse impacts from storm water runoff or soil erosion.

Michael Fisher: We will remain under the maximum 1% electromagnetic field exposure levels to the general population as required by the FCC.

Mr. Schubert: exhibit A10 is a photo simulation by Jim Kyle what the temporary tower will look like when in place

Mr. Schubert: If there are no questions there are a few minor site plan waivers we would like to submit. As noted in your Engineers report:

7(j) the signature block for the Board Chairman and Secretary

7(q) Existing and proposed structure and uses including the shortest distance between buildings and lot lines

7(w) Existing and proposed rights-of way and easements within the adjoining tract

7(x) Full landscaping details

Mayor Green: I have no problem with these waivers but feel an escrow account and performance bond emplace before work starts.

Mr. Waddington: I make a motion to waive these for the minor site plan; second by Mr. Hagy;

Mr. James: Roll call; all "aye" motion carried

Mayor Green: I would request the Engineer to set up the escrow and performance bonds required amounts.

Mr. James: Entertain a motion to open the floor to the public

Mr. Waddington: I make motion to open floor to the public; Mr. Hagy: I second.

Mr. James: all in favor; all "aye" motion carried

Mr. Hagy: Motion to close floor to the public; Mr. Waddington: I second.

Mr. James: all in favor; all "aye" motion carried

Mayor Green: I make a motion that there be a hold the board harmless agreement drafted before they proceed with any preliminary work; Mr. Hagy: I Second

Mr. James: Roll Call; all "aye" motion carried

Mr. James: point of information; we will have a public hearing on The Master Plan Reexamination Report at the October 9<sup>th</sup> meeting

**Old Business:** none at this time

**New Business:** Mr. James: does anyone have any new business; reminder the next meeting is October 9<sup>th</sup> at 7:30 pm

**Open meeting to the public:** Mayor Green: since there is no public I make a motion we waive the open public secession; Mrs. Bruno I second

Mr. James: all in favor: all "aye" motion carried

**Motion to Adjourn:** motion made by Mr. Hagy; second by Mr. Ford  
Mr. James: all in favor all "aye" motion carried.