

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
January 09, 2020

- 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.
- Swearing in of New/
Reappointed Members:**
- | | |
|---|-------------------------|
| Class I Member: Mayor Green | expires 12/31/23 |
| Class III Member: Councilman John Robb | expires 12/31/20 |
| Class IV Member: Kevin Waddington | expires 12/31/23 |
| Alternate # 2: Renee Gilson | expires 12/31/21 |
- Members sworn in by Solicitor; Mr. Sitzler
- Roll Call:**
- Present:** Mayor Green, Mr. James, Councilman Robb, Mr. Hagarty, Mr. Waddington, Mrs. Ciotto, Mr. Ford, Mr. Hagy, Mrs. Jones, Mrs. Gilson
- Absent:** Mr. Castro
- Professionals:** Solicitor: Mr. Sitzler, Engineer: Mr. Dougherty, Zoning Officer Mrs. Keyek
- Election of Chairman:** Motion made by; Mayor Green to nominate Mr. Michael Hagarty as Chairman for 2020: Seconded by; Mr. Hagy
No other nominations made; Roll Call 9 Voted "AYE"
Mr. Hagarty abstained; motion carried
- Election of Vice Chairman:** Motion made by; Mayor Green to nominate Mr. Kevin Waddington as Vice Chairman for 2020: Seconded by; Councilman Robb
No other nominations made; Roll Call 9 Voted "AYE"
Mr. Waddington abstained; motion carried

Election of 2nd Vice Chairman: Motion made by; Mayor Green to nominate Mr. Scott Ford as 2nd Vice Chairman for 2020: Seconded by; Mr. Hagy
No other nominations made; Roll call 9 Voted “AYE”
Mr. Ford abstained; motion carried

Appointment of Board Secretary: Motion made by; Mayor Green to appoint Mr. Les Gallagher as Secretary for 2020; Seconded by; Mr. Waddington
No other nominations for appointment made;
Roll Call all “AYE” motion carried

Mr. James: Next we have Resolution 2020-5: resolution establishing meeting dates and the official newspaper for the Planning and Zoning Board. Is there a motion to approve?

Mr. Waddington: Motion to accept seconded by Mr. Hagarty

Roll Call: All “aye” Motion carried

Meeting dates for 2020 will be: February 13th, March 12th, April 9th, May 14th, June 11th, July 9th, August 13th, September 10th, November 12th, December 10th

And Courier Post as the official News Paper

Mr. James: Next we have Resolution 2020-6: resolution consenting to the appointment of Mr. William E. Sitzler, Esquire as the Planning and Zoning Board Solicitor

Mayor Green: Make a motion; seconded by Mr. Hagarty

Roll Call: All “aye” Motion Carried

Mr. James: Next we have Resolution 2020-7: resolution consenting to the appointment of Mr. Hugh Dougherty, P.E.C.M.E. from Pennoni & Associates as Planning and Zoning Engineer

Mr. Hagarty: Motion to approve seconded by Mayor Green

Roll Call: All “aye” Motion Carried

Mr. James: Next we have Resolution 2020-8; resolution consenting to the appointment of Mr. Joseph Luste, P.P. from Pennoni & Associates as Planning and Zoning Planner and Application Process Reviewer

Mr. Waddington: Make a motion; seconded by Mr. Hagy

Roll Call: All “aye” Motion Carried

Correspondence:

Mr. James: We have an Email from Mr. Sitzler to Mr. Threston
About 119 East Clearview

Mr. Sitzler: At our last meeting of last year it was brought up that Mr. Respes of ALFA Services had never converted the garage back to a garage at least from the outside appearance which was a condition of the denial of the resolution. I contacted his Lawyer Mr. Threston to make sure he was still his lawyer and he said he was. I told him of the problem, and he said he needed to get with his client over it. I sent him an Email with the resolution confirming that condition and he responded that he was in touch with his client and would get back to the Board as soon as possible. He did bring up however that they were tied up to a degree with the other issue that I think was brought to the Boards attention on the sewer line imposing on Borough Property next door. I told him this was going on long enough, this has been going on since September and it was put in writing he had 90 days. When I hear something back; hopefully a letter will go to Les Gallagher too as to their intentions. I did put in the Email they could be cited, and he could have been cited when he made the improvements without prior approval and we gave him the opportunity to come before the board and given the denial he has to convert it back we will see what his response is.

Mr. James: Next there is a letter from Brenda Warnick about Zoning Denial for Front Deck that does not meet setback.

Mr. Gallagher: That is just for information only so the Board members will be abreast of the situation

Approval of Minutes:

Mr. James: If everyone had a chance to review the December 12, 2019 minutes I will entertain a motion to accept the minutes

Mayor Green: Motion to approve seconded by Mr. Waddington

Mr. James: Roll Call: all members present “aye” minutes approved

Resolution 2020-9:

Mr. James: Next we have Resolution 2020-9; Mansions Apartments, 220 West Branch Ave, Block 24.10 Lot 1.02, Site Plan Waiver and Driveway Reconfiguration

Mayor Green: Motion to adopt seconded by Mr. Waddington

Mr. James: Roll Call Please

“aye” Mr. James, Mr. Waddington, Mr. Ford, Mayor Green, Councilman Robb, Mrs. Ciotto, Mr. Hagarty, Mrs. Jones, Mrs. Gilson;

“abstentions” Mr. Hagy

Resolution approved

Old Business:

No old business

New Business:

Mr. James: New Business the next meeting will be February 13th at 7:30pm

Open Floor to the Public:

Mr. James: At this time I will entertain a motion to open the floor to the public

Mr. Ford: Make a moved seconded by Mr. Hagy.

Roll Call all “aye” Motion carried

Close Floor to the Public:

Mr. Waddington: Make a motion we close: seconded by Mr. Hagy

Mr. James: all in favor?

all “aye” Motion carried

Motion to Adjourn:

Mr. James I will entertain a motion to adjourn

Mr. Waddington: Motion to adjourn; second by Mayor Green
all others “aye” motion carried