

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
January 14, 2021

Call to order: **Call to Order by Mr. Michael Hagarty 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 III Member: Councilman John Robb expires 12/31/21
Class I Member: Felix James expires 12/31/22
Alternate #1: Joann Jones expires 12/31/22

Members sworn in by Solicitor; Mr. Sitzler

Roll Call:

Present: Mr. Hagarty, Mr. Waddington, Mr. James, Mr. Ford, Mayor Green, Mr. Robb, Mrs. Jones, Mrs. Gilson, Mrs. Wakeley
Absent: Mr. Hagy
Professionals: Solicitor: Mr. Sitzler, Engineer: Mr. Dougherty,

Election of Chairman:

Motion made by; Mr. Waddington to nominate Mr. Michael Hagarty as Chairman for 2021: Seconded by; Mayor Green
No other nominations made;
Roll Call 9 Voted "AYE" motion carried

Election of Vice Chairman:

Motion made by; Mayor Green to nominate Mr. Kevin Waddington as Vice Chairman for 2021: Seconded by; Mr. James
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 2021; Seconded by; Mr. Waddington
No other nominations made; Roll call 9 Voted “AYE”
Mr. Ford abstained; motion carried

Appointment of Board Secretary: Motion made by; Mr. James to appoint Mr. Les Gallagher as Secretary for 2021; Seconded by; Mr. Ford
No other nominations for appointment made;
Roll Call all “AYE” motion carried

Mr. Hagarty: Next we have Resolution 2021-5: 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. Ford

Roll Call: All “aye” Motion carried

Meeting dates for 2021 will be: February 11th, March 11th, April 8th, May 13th, June 10th, July 8th, August 12th, September 9th, October 14th, November 11th, December 9th

And Courier Post as the official News Paper

Mr. Hagarty: Next we have Resolution 2021-6: resolution consenting to the appointment of Mr. William E. Sitzler, Esquire as the Planning and Zoning Board Solicitor

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

Roll Call: All “aye” Motion Carried

Mr. Hagarty: Next we have Resolution 2021-7: resolution consenting to the appointment of Mr. Hugh Dougherty, P.E.C.M.E. from Pennoni & Associates as Planning and Zoning Engineer

Mr. Ford: Motion to approve seconded by Mr. James

Roll Call: All “aye” Motion Carried

Mr. Hagarty: Next we have Resolution 2021-8; 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. Ford

Roll Call: All “aye” Motion Carried

Correspondence:

Mr. Hagarty: New Jersey Planner Vol. 81, No. 5

Approval of Minutes:

Mr. Hagarty: We have the approval of the minutes of October 08, 2020 does anybody have any questions on those minutes. If you had a chance to review, I will entertain a motion to approve

Mr. James: Motion to approve seconded by Mr. Hagarty

Mr. Hagarty: Roll Call: Mr. Waddington abstained all other members present “aye” minutes approved

Old Business:

No old business

New Business:

Mr. Hagarty: New Business the next meeting will be February 11th at 7:30pm

Mr. Hagarty: As of right now Les I guess we have nothing on the agenda

Mr. Gallagher: Not yet but we may, 400 Erial Road MUNA’s Engineer and Hugh Dougherty our Engineer have had 2 meetings and also today the submitted their paperwork for the 200-foot radius and payment. The Assessor also replied and send them the list today so we may them on the agenda for February.

Mayor Green: You have an application for the Landscape Company?

Mr. Gallagher: Yes,

Mr. Dougherty: Yes, 113 Cross Keys Road I just sent my letter out and I know Les had a conversation with Greg Fusco. I don't know if they would be back for February.

Mr. Gallagher: Right now, they are planning on being her for the March Meeting.

Mayor Green: Okay that's fine

Mrs. Jones: Can I go back to the property that Felix had already looked at on Cross Keys that is not holding to what he is supposed to have on his property has anybody been out there to look at that?

Mr. Gallagher: Actually, the Sign for the boats is in Berlin up further on the same side but across New Freedom Road down next to Paris Caterers. IMAGE Beauty still has the sign back towards their building for trucks.

Mayor Green: He is not allowed to have that sign; we will have to have the Zoning Office address that.

Mrs. Jones: How about the gentleman that has the bay on Blackwood-Clementon Road.

Mr. Hagarty: The Car Wash?

Mrs. Jones: Yes, the car wash

Mr. Gallagher: He has submitted his construction paperwork and everything. I'm not sure of where he is at, I have not seen him doing any Oil changes. I don't know if anyone else has.

Mrs. Jones: Okay

Mr. Sitzler: Over the holidays Hugh had sent me an Email about the Marijuana Statute and possible implications it could have. I looked at the actual bill and it is one of those typical bills. It has cross references to police data, and it says according to data compiled here and data there. So, there is no way I can tell you where Pine Hill fits. There are several criteria, it is set up to give a tax break to towns that have low

income or more than their share based on the data that I can't see because I don't have access to, but the police would all these different entities would have this crime statistic data and the idea is that if the marijuana laws are unjustly used against a population below 100,000 people, or under 60,000 (so we would fall under that). I don't have the data so I can't be exact but the long and short of it is if it you approved and there is taxes those people would get significantly more increase in the tax base to set up ways to ameliorate past discrimination and the number of Marijuana arrest compared to other arrest. It is a very convoluted formula that they have, and it would be very hard for me to give you any kind of indication. The Governor has not signed anything yet.

Mayor Green: I was told it fell apart

Mr. Sitzler: I have been reading it and I don't know how anyone could follow it without, even if you were a legislator I don't know how you would follow that unless you went and pulled all of those statistics and knows where everybody sits. I told Hugh I could not really get anywhere in that general statement so I thought I would bring that up to the Board. I don't know where Pine Hill will fit although it varies from town to town. It just means that the taxes they are going to collect from marijuana sales the towns apparently would get more depending on the problems.

Mrs. Jones: Is marijuana still a cash sale and you go to the doctor's office and how is that money kept accounted for?

Mr. Sitzler: There are two different categories. Medical Marijuana was approved in New Jersey although, under the previous administration prior to Governor Murphy it was almost very difficult for anyone to call and very hard to qualify for so I think it has eased up those regulations but that is very different than the current marijuana approval but that is just for anybody.

Mayor Green: Medical Marijuana I think there is only six licenses in the State one of which is in Bellmawr

Mrs. Jones: There is a Doctor in Washington Township

Mayor Green: He may be able to be writing prescriptions but in order to get it you have to go to one these six dispensaries

Mr. Sitzler: Yes, that has been in existence for a couple of years. This new law makes marijuana legal for anybody, for non-medical reasons, casual use. There is also in reference a number of agriculture growers, but it does not give you a lot of information.

Mr. Hagarty: Any other New Business that anyone would like to discuss?

Open Floor to the Public:

Mr. Hagarty: I will entertain a motion to open the floor to the public

Mr. Ford: Make a motion to open the floor to the public seconded by Mr. James.

Roll Call all "aye" Motion carried

Close Floor to the Public:

Mr. Hagarty: Seeing nobody of the public present, I will entertain a motion to close

Mr. James: Make a motion we close the floor seconded by Mr. Waddington

all "aye" Motion carried

Motion to Adjourn:

Mr. Hagarty: And now I will entertain a motion to adjourn the meeting

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