

**Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
May 14, 2026**

CALL TO ORDER:

Chairman Hagarty called the meeting to order at 7:30 pm

PLEDGE OF THE FLAG:

Chairman Hagarty called for everyone to rise and recite the pledge of allegiance to the flag.

SUNSHINE LAW:

Chairman Hagarty announced that the meeting is being held in compliance with the Open Public Meetings Act and has been duly noticed and published by law.

ROLL CALL:

On a roll call vote, the following members answered present by roll call: Mr. Hagarty, Mr. Waddington, Mayor Green, Councilman John Robb, Mrs. Gilson, Mr. Torrance, Mrs. Robb, Mr. Brannigan, Solicitor Mr. Sitzler, Planner Mr. Gray- Cornelius.

Absent: Engineer Mr. Clark, Zoning Officer Karen Keyek, Mr. Jeffery Farlow.

CORRESPONDENCE:

The New Jersey Planner Volume 87, No.2

APRIL 2026 MINUTES:

Mr. Hagarty stated that Ms. Wakeley asked to have April 9, 2026 minutes tabled. I will entertain a motion to table the minutes of our April 9, 2026, meeting.

A motion to table April 9, 2026, minutes, was made by Mr. Waddington and seconded by Mrs. Gilson.

ROLL CALL:

Mr. Hagarty – Yes
Mr. Waddington – Yes
Mayor Green - Yes
Councilman John Robb – Yes
Mrs. Gilson - Yes
Mr. Torrance – Yes
Mrs. Robb – Yes
Mr. Brannigan – Yes

Chairman Hagarty stated that the April 2026 minutes have been tabled.

RESOLUTION 2026-15

The Hillards Property LLC.

231 Erial Road
Block 95, Lot 19-26
Granting (1)-Year Extension.

Mr. Hagarty stated next matter before us is resolution number 2026-15. I'll read the resolution, it is a resolution grant extension, the approval granted in Resolution 2024-10, for one year until April 11, 2027 subject to certain terms and conditions. The Hillards Property LLC, for property located Block 95, Lot 19 through 26 also known as 231 Erial Road in the Borough of Pine Hill. Everybody should have been provided with a copy of the resolution. I'll first ask if anybody has any proposed amendments, changes or modifications to the resolution that you have.

Mr. Hagarty sees None, entertaining a motion to approve Resolution 2026-15.

A motion to adopt resolution 2026-15 was made by Mr. Waddington and was seconded by Mrs. Gilson.

ROLL CALL:

Mr. Hagarty – Yes
Mr. Waddington – Yes
Mayor Green - Yes
Councilman John Robb – Yes
Mrs. Gilson - Yes
Mr. Torrance – Abstain
Mrs. Robb – Yes
Mr. Brannigan – Yes

Chairman Hagarty stated that resolution 2026-15 was adopted.

RESOLUTION 2026-16

Connor Flack
1019 Crest Road
Block 147, Lot 5
Bulk Variance

Chairman Hagarty stated next matter before us is resolution 2026-16. I'll read the caption of that resolution. Resolution of Pine Hill Zoning Board granting certain bulk variances to Conner Flack for non-conforming residential lot, subject to certain terms and conditions for property located in the R-MED district at Block 147, Lot 5, also known as 1019 Crest Road in the Borough of Pine Hill. I know we have one modification or a slight edit to that on the certification, the last sentence of that certification, where it states that it's meeting of April 9, 2026, agreed it is May 14.

Mr. Sitzler stated yes and that it should be on both documents including the certification.

Chairman Hagarty asks if anybody has any proposed changes, modifications or amendments to the resolution.

Chairman Hagarty entertains a motion for approval of Resolution 2026-16 with the one modification.

A motion to adopt resolution 2026-16 was made by Mr. Waddington and was seconded by Mrs. Gilson.

ROLL CALL:

Mr. Hagarty – Yes
Mr. Waddington – Yes
Mayor Green - Abstain
Councilman John Robb – Abstain
Mrs. Gilson - Yes
Mr. Torrance – Abstain
Mrs. Robb – Yes
Mr. Brannigan – Yes

Chairman Hagarty stated that resolution 2026-16 was adopted.

RESOLUTION 2026-17

Tides of Pine Hill
141 Berlin-Cross Keys Road
Block 131.01, Lots 37.04 through 37.51
Block 131.02, Lots 1 through 6
Block 131.03 , Lots 1 and 38
Minor subdivision, preliminary
Major site plan, Final major site plan.

Chairman Hagarty states the next matter before us is Resolution 2026-17. Ill read the caption of the resolution. Resolution of Pine Hill Zoning Board granted major subdivision approval and preliminary and final site plan approval to 2G Pine Hill LLC, for two four story age-restricted apartment buildings, and two warehouses in the GBD zone, subject to certain terms and conditions for property located at Block 131.01, Lots 37.04 through 37.51 , Block 131.02, Lots 1 through 6, Block 131.03 , Lots 1 and 38 also known as 141 Berlin-Crosskeys Road in the Borough of Pine Hill. If anybody has any proposed amendments, modifications, or changes to the resolution.

Mr.Sitzler notified Chairman Hagarty that he sent a letter to the attorney for the project and they reviewed it. They got back to him that morning, and due to the complexity of the project, he sent a copy to the board engineer and board planner, in which they indicated nothing needed to be done.

Chairman sees no motion for modifications or changes. Entertains motion for approval of Resolution 2026-17.

A motion to adopt resolution 2026-17 was made by Mr. Waddington and was seconded by Mrs. Gilson.

ROLL CALL:

Mr. Hagarty – Yes
Mr. Waddington – Yes
Mayor Green - Abstain
Councilman John Robb – Abstain

Mrs. Gilson - Yes
Mr. Torrance – Abstain
Mrs. Robb – Yes
Mr. Brannigan – Yes

Chairman Hagarty stated that resolution 2026-17 was adopted.

RESOLUTION 2026-18

Resolution of Appointing
the Planning and Zoning
Board Secretary

Chairman Hagarty states the next matter is the Resolution of the Pine Hill Planning and Zoning Board for the appointment of Amy Zuggi as Secretary.

A motion to adopt resolution 2026-18 was made by Mayor Green and was seconded by Mr. Waddington.

ROLL CALL:

Mr. Hagarty – Yes
Mr. Waddington – Yes
Mayor Green - Yes
Councilman John Robb – Yes
Mrs. Gilson - Yes
Mr. Torrance – Yes
Mrs. Robb – Yes
Mr. Brannigan – Yes

Chairman Hagarty stated that resolution 2026-18 was adopted. Chairman Hagarty welcomes Amy, thanking for hard work for this meeting, thanking Nicole Wakeley as well for all she has done in the interim.

A motion to open the floor to the public was made by Mr. Waddington and seconded by Mayor Green.

Mr. Hagarty stated, All in Favor “I”.

All present stated, “I”.

Mr. Hagarty stated, the meeting is now open to the public to discuss any issues. Seeing no members of the public present, Chairman asks if any old business to discuss or new business. Seeing None for either, I will now entertain a motion to close the meeting to the public.

A motion to close the meeting to the public was made by Mr. Waddington and seconded by Mrs. Robb.

Mr. Hagarty stated, All in Favor “I”.

All present stated, “I”.

Mr. Hagarty stated, the floor is now closed to the public. I will now entertain a motion to adjourn the meeting.

A motion was made by Mrs. Robb and seconded by Mrs. Gilson to adjourn the meeting.

Mr. Hagarty stated, All in Favor “I”.

All present stated, “I”.

Meeting adjourned at 7:40 pm

Amy Zuggi,
Planning Board Secretary