

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
April 13, 2017

Call to order: **Call to Order by Mr. Felix James 8:00pm**

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.

Mr. James: Before I go on I also want to make it known for the record that one of the applicants HYZ Properties is not here and there is no audience here

Swearing in of New **Alternate # 2: Renee Gilson** **expires 12/31/17**
New member sworn in by Solicitor; Mr. Sitzler

Roll Call: **Present:** Mr. James, Mr. Waddington, Mr. Castor, Mr. Ford, Mr. Hagy
Councilman Robb, Mrs. Ciotto, Mr. Green, Mrs. Jones, Mrs. Gilson
Absent: Mayor Green,
Professionals: Solicitor: Mr. Sitzler, Engineer: Mr. Dougherty,
Planner: Mr. Luste

Correspondence: **New Jersey Planner Vol.78, No. 1**

Approval of Minutes: **Mr. James:** Did everyone have a chance to review the minutes from March 9th, can I get a motion on that

Mr. Castor: So Moved

Mr. Hagy: I'll second

Mr. James: Roll call please: All “aye” except for Mrs. Gilson she abstained.

Councilman Robb: at 8:05 PM : “I will excuse myself since the rest of the meeting is concerning Zoning.

Resolution 2017-8:

Mr. James: Next we have resolution 2017-8 CHE Group; 127 Cross Keys Road Block 131 Lot 35. Denying Interpretation but granting a Use Variance for the parking of certain tractor trailers or trucks.

Mr. James: Has everyone had a chance to review it?

Mr. Sitzler: If anybody has any questions; as a prerequisite that is the Use Variance was approved with conditions. The most important is that a site plan has to be done but there are also certain conditions as discussed by the board that I added with my notes and with the help of the minutes that Les had prepared. When their Engineer when he found out residential units in the rear that had been approved but not built yet He said He would apply buffering as a condition.

Mr. Castor: And all trailers would have to be removed unless they are part of a tractor trailer is that correct?

Mr. Sitzler: Yes there are no other vehicles. We did allow them certain smaller box trucks so nothing but box trucks and tractor trailers; no other vehicles other than these. Does that answer your question? Any other Questions?

Mr. Waddington: The only other question I had was #16! Where it says the Pine Hill Fire Marshall shall inspect the property prior to any site plan approval. Will that include actually inspecting the site plan?

Mr. Sitzler: Yes I think that should always be the case especially when it is this type of activity commercial where the Fire Marshall would be going through. As you may recall there was some testimony where there may be a fire hydrant on the property be needed. So I did want him in there ahead of time to make sure the Fire Marshall in there to look at it for that purpose as well.

Mr. Dougherty: I think we send the Fire Marshall a copy of the application when it comes in right?

Mr. Gallagher: I have not but I will, I will include him from now on

Mr. Hagy: I have a question as well. I know we had talked about the trailers being parked for maybe a week

Mr. Sitzler: 7 days

Mr. Hagy: 7 days and they were all subject to inspections

Mr. Sitzler: Correct

Mr. Hagy: How is that inspection going to be performed should it be necessary? Are keys left for the trailer? Is there any way the authorities can get a key or get access to those trailers while the owners are away?

Mr. Sitzler: Well if you read the resolution what was agreed to they have to amend all their month to month leases and all the terms of these conditions have to be in the lease. We don't want an individual tractor trailer owner saying well I didn't know I was supposed to allow it to be inspected that is going to fall on the applicant and the owner because they agreed it is going to be in their leases. So every person is going to avail themselves to be parking there is going to have to comply with all these conditions which is to allow inspections. Now as far as something specific as a key and getting in they have to make things available to us to do the inspection. It is going to fall on the applicant they are responsible to make sure we can inspect because they are the ones that own the property they are the ones that the conditions to be approved.

Mr. Castor: You won't see that very often they are not making any money while they are sitting

Mr. Sitzler: Of course they have to keep a log a ledger to log everyone who is there so we know who they are and also they should get identifiers like phone numbers in case something came up and you can't find them. Also in case someone noticed a truck is left for 47 days, the only reason they said that could happen was if someone was sick or on vacation and they are supposed to be monitoring that too so we can see that is why that particular vehicle hasn't moved for say in two weeks.

Mr. James: Anyone else

Mr. Castor: Make a motion that we approve the resolution

Mr. James: Is there a second?

Mr. Waddington: Second

Mr. James: Rollcall please

Rollcall taken: all “aye” with one Abstention “Renee Gilson”

Mr. Castor: How much time do they have to get everything out of there?

Mr. Sitzler: He has month to month leases so 30 days

Mr. Castor: I mean once we pass the resolution he has 30 days

Mr. Sitzler: I don’t know of any person but the lease can all take place on different days but it can’t be much more than 30 days. You mean other vehicles

Mr. Castor: Yes, the other trailers and stuff, house trailers

Mr. Sitzler: I know they will be working on their site plan and they have to be able to plan out and take measurements and walk it for spaces and circulation internals. Am I correct on this? They are going to have to have open areas on the site plan. Am I correct on this?

Mr. Dougherty: Right they are going to have to have turn out areas, and I think that is what they are doing now is preparing the site plan.

Mr. Sitzler: They did for the record and the majority of the board may not know this they zoning office did require them to get the vehicles out of there while they are doing a site plan.

Mr. Castor: Good; Thank You

Application 2016-9:

Mr. James: Next on the agenda is Application 2016-9; HYZ Properties 800 Turnerville Road; Block 112.02 Lot 21; Use Variance. The Applicant is not here

Mr. Dougherty: That application for the record; I prepared my review September 1st 2016, so this process started September 1st 2016 and in my letter I determined the application was incomplete and at this point their application still remains incomplete until they provide testimony with regard to specific uses of the site. I did receive a letter from the attorney dated March 9th 2017; it also suggested testimony would be presented at the hearing that would outline some of the things I was looking for; so really the application is incomplete as of this date.

Mr. Sitzler: So that means the clock is not running

Mr. Dougherty: The clock is not running

Mr. Sitzler: I'm hoping this is not just a clerical error on the date or something. It is unusual that we have not heard anything from anybody. I'm assuming it is not just one person that would be coming tonight and I'm surprised; when they are all not here there has been an error somewhere maybe they got their date mixed up and did not realize it was tonight. We did adjourn and

Mr. Gallagher: If I may in the minutes it does state that we would be meeting on April 13th which is tonight and Mr. Rinaldi had said that Bill Thompson would have everything together in 8-10 days from that last meeting. So I don't think it is my responsibility to reach out to them they should have reached out to me.

Mr. Sitzler: I'm not saying it was any ones fault I think it was just an oversight on their part. I would recommend just adjourning it and perhaps advise Mr. Gallagher to reach out and contact them to see what transpired and if they are still pursuing it.

Mr. Waddington: Would they have to re-notice for it?

Mr. Sitzler: That is a good question, if there was someone here we could make an announcement but because they are not here they may have to re-advertise; we can't make that type of announcement since they are not here. I will have to discuss that with their lawyer.

Old Business:

No old business

New Business:

Mr. James: New Business the next meeting will be May 11th, 2017 at 7:30pm

Open Floor to the Public:

Mr. Castor: I make a motion to open the floor to the public;
Mr. Waddington: Second (no public)

Close Floor to the Public:

Mr. Castor: Make a motion to close the floor
Mrs. Ciotto: Second

Motion to Adjourn:

Mr. Castor: Make a motion to adjourn

Mr. James: is there a second?

Mrs. Ciotto, second

All "aye" motion carried