

**PINE HILL PLANNING/ZONING BOARD MINUTES OF
March 8, 2012**

CALL TO ORDER:

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

FLAG SALUTE:

SUNSHINE STATEMENT: This is a regularly scheduled meeting of the Pine Hill Planning/Zoning Board. This meeting has been duly advertised and is in full compliance with the Sunshine Law.

ROLL CALL: Mayor Green, Chairperson James, Mr. Castor, Mr. Ford, Mr. Hallworth, Mr. Harris, Mr. Hartman, Mrs. Bruno, Mr. Whipps, Councilman Shultz

ABSENT: Mr. Waddington

MOTION TO APPROVE MINUTES

A motion was made to Mr. Harris to table the approval of the January 12, 2012 minutes until next month and was seconded by Mr. Hartman. All others "aye" Motion carried.

MOTION TO APPROVE CORRESPONDENCE: None

RESOLUTIONS: None

APPLICATIONS:

Glen Eyre (Hickstown Road & Lake Avenue) Amended Site plan- Phase I Administrative Approval

Jeffrey Barron- appearing on behalf of Fieldstone LLC. Stated that they are here tonight for two approval; the first being for Administrative amendment to create temporary parking for the sales office which involves the removal of the garage.

Mr. Art Corsini- appearing as the Principal Redeveloper of Pine Hill Redevelopment-noted that there are no changes to the original site plans for the garage and that the garage will in fact be built at the end of the project.

Mr. Dougherty stated that he does not see any problems with this approval. He also stated that for future reference he does not have a problem making administrative decisions for minor changes as oppose to coming to the Board for small details; however if it is something that requires major changes then obviously they will need to come back before the Board.

Mr. Hallworth- stated that he and the engineer where out at the site earlier in the day. He is questioning the handicap parking spaces. He thinks the closes spaces are something like 200 ft. away. Are there any criteria for how close those spaces need to be to the building?

Mr. Barron- indicated that there is no distance required only a percentage number of spaces per units are required, just the reasonably closes distance we do meet those requirements.

Mr. Hallworth- suggested redesigning that area

Mr. Barron and Mr. Combs- we have no problem with that. We will work with Mr. Dougherty to get Administrative approval for those changes.

MOTION TO OPEN THE FLOOR TO THE PUBLIC

A motion was made by Mr. Harris to open the floor to the public and was seconded by Mr. Ford. All others "aye" motion carried

MOTION TO CLOSE THE FLOOR TO THE PUBLIC:

A motion was made by Mr. Castor to close the floor to the public and was seconded by Mr. Harris. Roll call- all others "aye" motion carried

MOTION TO APPROVE/DENY APPLICATION

A motion was made by Mayor Green to approve the Administrative amendment and was seconded by Mr. Harris. Roll call – all others "aye" motion carried.

Glen Eyre (Hickstown Road & Lake Avenue) Preliminary & Final Site Plan Phase II

Mr. Combs of Fieldstone LLC- explains that the area consist of 1.78 acres on which an abandon house presently resides. This area will make up an additional 23 units of housing along with the Clubhouse and pool.

Mr. Corsini- The clubhouse is approximately 3200 sq. ft. with about 300 sq. ft. to be used for maintenance. So there is about 2700 sq. ft. of living space to include a leasing office, a great room with a coffee bar, WIFI capability, male and female restrooms, pool area and fitness center. Typically this area is used by residents usually in a pedestrian manner.

Bob Whipps- essentially you are creating a dead end road. What happens if there is a fire; how can fire trucks get in and out?

Mr. Combs- they would need to back out. However, we are not opposed to putting in an access road out to Hickstown Rd.

Bob Whipps- I would like the access road my only problem with that is how to keep people from driving on it. You guys would have to some chain it off.

Mr. Barron- we are willing to work with the Fire Marshall along with this board to work this out. We are not opposed to a semi paved road with a break away fence. Certainly we want to look out for the safety of everyone involved. If it pleases this board we will work with Mr. Dougherty to get administrative approval on this issue.

Mr. Barron indicated that they are requesting to eliminate about 12 parking spaces that are currently required by the Borough.

Mr. Corsini stated the elimination of those 12 spaces will not create any deterrent to the project. Reasoning that the Clubhouse Facility is only for the use of Glen Eyre residents, meaning there will be no weddings/showers or other outside persons utilizing this space. It is assumed that because of the close proximity of the residents, many of them will simply walk to the clubhouse as oppose to driving. That in and of itself will eliminate the need for the additional parking spaces.

Mr. Corsini showed examples of other buildings owned and managed by them. The purpose was to show what the buildings look like and to show the available parking spaces at each building.

Mr. Barron-in regards to the front signage. The current ordinance allows for one sign however we are asking for one additional sign. The reason is for both cosmetic and will as safety reasons.

We have submitted a copy of what the sign will look like. With the addition of the second sign we anticipate that it will be easier for residents and guest to see the development with enough time to safely make turns.

MOTION TO OPEN THE FLOOR TO THE PUBLIC

A motion was made by Mr. Harris to open the floor to the public and was seconded by Mr. Castor. All others "aye" motion carried

Jim Anderson-1445 Hickstown Rd. - Are they putting in sidewalks on Hickstown Rd?

Mr. Dougherty- there are internal sidewalks within the property; but there are no sidewalks proposed alongside Hickstown Rd.

Mr. Castor- also questioned why there are no sidewalks.

Mr. Dougherty- there is a provision in our Ordinance that requires all new construction to build sidewalks. However, if it is a County Rd then the Counties wishes trump the Borough.

Mr. Combs- We have already been before the County and they did not want sidewalks. There were no sidewalks proposed or approved in Phase I, therefore we don't see a need to put in sidewalks on this side of the road because the sidewalk will lead nowhere.

Jacqueline Goodall- 804 Bromley Estates- she also has concerns about the lack of sidewalks. Many people walk up and down Hickstown Rd, there is a bus stop along that road. She feels that with the additional residents from the complex there will be even more foot traffic. She thinks this is very dangerous situation. Thank you

Mr. Combs- by all means we can revisit this issue with the County, if the County decides they don't want sidewalks then when will leave it alone. If the County decides that they don't have a position then we can come back to Board and revisit the issue.

MOTION TO CLOSE THE FLOOR TO THE PUBLIC:

A motion was made by Mr. Castor to close the floor to the public and was seconded by Mr. Harris. Roll call- all others "aye" motion carried

MOTION TO APPROVE/DENY APPLICATION

A motion was made by Mayor Green to approval Glen Eyre (Hickstown Rd & Lake Rd) Preliminary and Final site plan Phase II with the conditions set forth by the Engineer and was seconded by Mr. Hartman. Roll call- all others "aye" motion carried

MOTION TO ADJOURN

A motion was made by Mr. Harris to adjourn and was seconded by Ms. Bruno

Respectfully submitted,

Kijona L Thompson