

Borough of Pine Hill
Meeting
Planning and Zoning Board of Adjustments
April 8, 2021

- Call to order:** **Call to Order by Mr. Hagarty 7:30pm**
- Pledge of the Flag:** **Led by Mr. Hagarty**
- 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.
- Roll Call:** **Present:** Mr. Hagarty, Mr. Waddington, MR. James, Mr. Ford, Mr. Hagy, Mayor Green, Councilman. Robb, Mrs. Jones, Mrs. Gilson, Mrs. Wakeley,
- Professionals:** Solicitor: Mr. Sitzler, Engineer: Mr. Dougherty, Zoning officer: Mrs. Keyek
- There was a quorum**
- Correspondence:** **None**
- Approval of Minutes:** **Mr. Hagarty:** If everyone had a chance to review the meeting minutes from March 11, 2021, I will entertain a motion to approve.
- Mr. Waddington:** I have a question on that. I don't think all of the minutes are here I'm missing the back end. Mr. James brought it to my attention that his name is not on here and I know he was here for the meeting because during the meeting hi and I were discussing the fence around the retention pond and the discussion about the fence around the retention ponds are not in the minutes at all.
- Mr. Gallagher:** You are right it did not print, That is how I know you are reading it.

Mr. Sitzler: I know they were done that is how I did the resolution.

Mr. Gallagher: I know they are on the computer they did just not all print.

Mr. Waddington: It stops talking about the spillage issue.

Mayor Green: Can't we make a motion to table it.

Mr. Sitzler: Yes, we can put it on the next agenda, I don't anticipate the minutes from tonight are going to be very long.

Mr. James: Les, one other thing I was here, and the roll call does not have me there.

Mrs. Gilson: Same here

Mr. Waddington: I will make a motion to table the minutes until the next meeting until we have a complete set; seconded by Mr. James.

All present "aye" minutes Tabled until May Meeting after the Full minutes are available, and attendance includes Mr. James and Mrs. Gilson.

Resolution 2021-10:

Mr. Hagarty: The next matter we have before us is Resolution number 2021-10 Resolution of the Pine Hill Zoning Board granting a Use Variance and Preliminary and Final Major Site Plan approval subject to certain terms and conditions for property located at Block 131, Lot 30.01, also known as 113 Cross Keys Road, in the Borough of Pine Hill, County of Camden, State of New Jersey. Are there questions on the Resolution?

Mr. Sitzler: I just want to bring something to the Boards attention. I want to direct you to paragraph 7 under conditions and the board's decision if you remember during the meeting Mr. Arsenault who was here representing his company when asked about expansion if he had any ideas about expanding let us know now so you don't have to come back with an amended site plan. Especially in terms of number of vehicles and number of employees. He indicated he would at most have 15 service trucks so that motion incorporates it into the facility and us as a Board it would be silly to have him come back for the 15 vehicles but and not the extra employees so I simply added 1 person or new

employee per new truck which was 7 so you can see that is the point in saying he has 22 employees giving him the opportunity to have 7 more without having to come in front of us. His testimony also was that he got any bigger than that 15 service trucks he would be opening another site. I believe to Mount Laurel because with his testimony he had a lot of business in that area, and he would not be trying to make this site any bigger. So, I just wanted to bring that to your attention in case you were wondering where that number 29 came from it is adding a person per truck and it would be silly to have 15 trucks but nobody to drive them.

Mr. Dougherty: I had a comment on number 24 “The Applicant shall solicit comments from the Borough Fire Marshall.” I was just wondering the Fire Marshall do openly do a letter and my letter said. “the Applicant may require additional approvals from the Fire Marshall”. So, I just want to make it clear that the Fire Marshall’s comments have to be addressed so I was wondering if that should say “The Applicant shall solicit and address the comments from the Borough Fire Marshall.”

Mr. Sitzler: I would agree to that.

Mr. Gallagher: So, amend to “and address”

Mr. Sitzler: Yes

Mr. Hagarty: Any other questions or comments on the resolution before us? Seeing none I will entertain a motion to approve with the amendment as discussed per Mr. Dougherty.

Mr. Waddington: I will make the motion, seconded by Mr. Ford.

Roll Call Mr. Haggarty, Mayor Green and Councilman Robb Abstained all others present voted “Aye” Resolution approved with amended verbiage.

Open floor to the Public:

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

Mr. Ford: Motion to open the floor to the public, second by Mr. Hagarty.

Roll Call All Present “Aye”

Lose Floor to the Public: **Mr. Hagarty:** Seeing none I will entertain a motion to close the floor to the public.

Mr. James: Motion to close to the public, seconded by Mr. Hagarty.

Roll Call All Present "AYE"

Old Business: **Mr. Hagarty:** Any old business that anybody wishes to discuss.

New Business: **Mr. Hagarty:** Under new business the next meeting being May 13th at 7:30? Mr. Gallagher you did mention about a new application?

Mr. Gallagher: Yes' 300 Blackwood Clementon Road Main Street Deli they want to add additional use of U-Hall trucks at their facility. They did not advertise yet otherwise they would have been here tonight.

Mr. Hagarty: Any other new business anybody wishes to discuss.

Open Floor to the Public: **Mr. Hagarty:** I will entertain a motion to open the floor to the public for any matter.

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

All members present "aye" but no public present.

Close Floor to the Public: **Mr. Hagarty:** Seeing no public motion to close the floor to the public.

Mr. Waddington: Motion to close seconded by Mr. James.

All Members present "aye" Floor closed.

Motion to Adjourn: **Mr. Hagarty:** I will entertain a motion to adjourn this meeting.

Mr. Hagarty: Motion to adjourn seconded by Mr. Ford.

All present "aye" meeting adjourned 7:43PM