

**Borough of Pitman
Combined Planning/Zoning Board Meeting
Council Chambers
Minutes of December 20, 2021**

CALL TO ORDER:

Chairman Aspras called the meeting to order at 7:00 p.m.

ATTENDANCE:

Chairman Aspras, Mrs. Stech, Mayor Razze, Councilman Fitzpatrick, Mr. Ryder, Mrs. Kelley, Mr. Fijalkowski, Mr. Slenkamp, Mr. Romick, Mr. Franchi, Mr. Austin

Mr. Owen arrived a few minutes late after roll call.

ADVISORS PRESENT:

Solicitor: Ms. Marla Gaglione; Pitman Historic Commission: Mr. Walt Madison; Zoning Officer: Mr. Roy Duffield

ABSENT MEMBERS:

Mr. Scutt

APPROVAL OF NOVEMBER 2021 MINUTES:

Mr. Ryder motioned, second by Mr. Romick to approve the November 2021 Minutes.

Chairman Aspras: Yes	Mrs. Stech: Yes
Mr. Ryder: Yes	Mrs. Kelley: Yes
Mr. Fijalkowski: Yes	Mr. Slenkamp: Yes
Mr. Romick: Yes	Mr. Franchi: Yes
Mr. Austin: Yes	

Chairman Aspras presented Resolution No. 2021-20 for Memorialization, denying application for Use Variance by Lance Feathers, 6 Poplar Ave.

MEMORIALIZATION OF RESOLUTION NO. 2021-20

Chairman Aspras motioned, second by Mrs. Kelley to memorialize Resolution No. 2021-20.

Chairman Aspras: Yes	Mrs. Stech: Yes
Mr. Ryder: Yes	Mrs. Kelley: Yes
Mr. Fijalkowski: Yes	Mr. Slenkamp: Yes
Mr. Romick: Yes	

PUBLIC COMMENTS:

No public comment.

+HISTORIC PRESERVATION COMMISSION:

Ms. Gaglione swore in Mr. Madison, Chairman of the Borough of Pitman Historic Preservation Commission.

Mr. Madison presented the following applications for approval:

Application No. 2021-45
Campers Capital LLC
47 S. Broadway
Block 74 / Lot 7 **Sign**

Application No. 2021-46
Nethanel Atias
103 9th Avenue
Block 21 / Lot 17 **Paint, Windows & Fence**

Mrs. Stech motioned, second by Mr. Ryder to approve Applications No. 2021-45 through 2021-46.

Chairman Aspras: Yes	Ms. Stech: Yes
Mayor Razze: Yes	Councilman Fitzpatrick: Abstain
Mr. Ryder: Yes	Mrs. Kelley: Yes
Mr. Fijalkowski: Yes	Mr. Slenkamp: Yes
Mr. Romick: Yes	

FAZZIO CONTINUANCE – APPLICANT REQUESTING ADDITIONAL TIME

Ms. Gaglione advised that Fazio will have to readvertise for when appeal is to be heard.

SITE PLAN & NEW USE COMMITTEE:

Mr. Fijalkowski presented the following application:

Appeal No. 21-620 Site Plan Waiver
Benedetii Properties, LLC
113 West Jersey Ave.
Block 83 / Lot 19 **Retail to sell hand-made items**

Mr. Fijalkowski advised that the Site Plan & New Use Committee recommended site plan be waived based upon the fact that there are no changes to the facility being planned and the use is approved for this retail store to sell hand-made items.

Mr. Fijalkowski motioned, second by Mrs. Stech to approve Application No. 21-620.

Chairman Aspras: Yes	Ms. Stech: Yes
Mayor Razze: Abstain	Councilman Fitzpatrick: Yes
Mr. Ryder: Yes	Mrs. Kelley: Yes
Mr. Fijalkowski: Yes	Mr. Slenkamp: Yes
Mr. Romick: Yes	

Mr. Fijalkowski presented the following application:

Appeal No. 21-622
Affordable Auto of NJ LLC
375 E. Holly Ave.
Block 81.01 / Lot 11.01

Mr. Fijalkowski stated there was site plan approval in 2013 for this location where use was expanded for auto sales and repair, limiting to one car sale at a time. The current application is to have four autos on the lot for sale at any one time. Mr. Fijalkowski advised that the committee is recommending application be approved and site plan be waived. They are further recommending that the existing site plan be amended to say no more than four car sales at any one time.

Mr. Fijalkowski motioned, second by Mrs. Stech to approve Application No. 21-622.

Chairman Aspras: Abstain	Ms. Stech: Yes
Mayor Razze: Yes	Councilman Fitzpatrick: Yes
Mr. Ryder: Yes	Mrs. Kelley: No
Mr. Fijalkowski: Yes	Mr. Slenkamp: No
Mr. Owen: No	

Mr. Fijalkowski presented the following application for amendment:

Application No. 19-587
Milkweed Table Market
136-134 S. Broadway
Block 25 / Block 3 **Semi-permanent structure for exterior roof-top seating**

Mr. Fijalkowski reported that the committee is recommending site plan, but is waiving circulation, drainage, and landscaping; however, architectural drawings are required to be submitted and reviewed by an engineer.

Ms. Gaglione swore in Kristen Poole, 441 Muriel Ave. Ms. Poole identified herself as the architectural designer for the project. Ms. Poole explained the restaurant would like to maintain seating through the winter by having a temporary structure outside in the back of building. Ms. Poole stated they are in the process of getting engineer to certify that roof can support patrons and tables. Ms. Poole later reported that the rooftop is designed with a slope as it is pitched, and that it would drain water and/or snow.

Ms. Gaglione swore in Elena Convery, 111 Linden Ave. Ms. Convery explained her intent for rear temporary enclosure is to warm the existing number of tables that are already there and continue to operate while continuing to employ 30 employees. Ms. Convery stated they have been able to maximize their space better. She further indicated that their mission is to have indoor and outdoor seating, a garden-like atmosphere where people can sit outside to incentivize people to come to Pitman. Ms. Convery later explained that they are seeking a temporary structure for backyard of restaurant which composed of aluminum and vinyl, a fire retardant material.

Ms. Gaglione swore in Roy Duffield, Pitman Zoning Officer. Mr. Duffield stated that when Milkweed first came they applied for a zoning permit to operate a restaurant which is allowable use in a C1 Zone. But since it was a change from the previous use, a site plan waiver was required; therefore, they applied for

that and it was granted. Mr. Duffield stated that no mention at that time had been made about dining on the rooftop, and that the application to Site Plan Committee offered 40 seats inside and 15 seats outside in the backyard. Mr. Duffield reported that, later on after they opened, there were seats on the roof and that he discovered 40 seats in the backyard, not 15 as originally requested. Mr. Duffield explained that a Site Plan or Site Plan Waiver would be required because it is an expansion of the use that was previously requested. He further indicated that outdoor sidewalk seating is a separate issue and they will have to make application for 2022.

After discussion amongst the Planning/Zoning Board, they concluded that Milkweed has temporary approval from Historic Commission for a temporary structure for a roof composed of aluminum and vinyl in the backyard.

Mr. Fijalkowski motioned, second by Mr. Franchi that Site Plan be waived subject to all requirements of Construction Office be approved and appropriate plans be submitted to Construction Office, that it is an expansion of the business and does not require Site Plan review; additionally, outdoor back patio can be used.

Chairman Aspras: Yes	Ms. Stech: Yes
Mayor Razze: Yes	Councilman Fitzpatrick: Yes
Mr. Ryder: Yes	Mrs. Kelley: Yes
Mr. Fijalkowski: Yes	Mr. Slenkamp: Yes
Mr. Owen: Yes	

UPDATE ON REVIEW OF NEW USE PROCESS

The Planning/Zoning Board reported it is ongoing.

ZONING OFFICER REPORT

Mr. Duffield, Zoning Officer, reported that regarding outdoor sidewalk seating, he will be following Ordinance Chapter 23 and making sure that everyone complies with that ordinance; such as, tables must come in at night. Mr. Duffield stated that tables and chairs must be three feet from the curb line and a four-foot safe pathway must be kept for pedestrians. Mr. Duffield further stated that BYOB's are allowed to have four tables. Mayor Razze reported that Chapter 23 has violations and penalties. Mayor Razze indicated that non-compliance will result in a violation letter being issued with penalties. Mr. Duffield commented that the ordinance says the Zoning Officer is responsible for issuing permit. Mr. Duffield stated that once permit is issued, the police department is responsible for the enforcement of it.

Mr. Duffield stated that it has been reported to him that Walker Roofing is still operating the car detailing business since having its application denied.

Mr. Duffield reported the Site Plan Waiver Committee is a good idea because when an allowable use becomes an expansion of use or a change in use, a Site Plan or Site Plan Waiver is needed.

MASTER PLAN COMMITTEE

Mr. Ryder stated there is nothing to report.

ECONOMIC DEVELOPMENT COMMITTEE

Mr. Owen reported that they have received permission to put up four Pitman signs: one at the Sony corner, one at the old Kensil field part of the Methodist Homes, one at the armory on Delsea Drive and one at the little triangle garden where Holly meets Cedar.

Mr. Owen also reported that they are trying to work with a gentleman with a woodworking shop who has been renting a garage on Wildwood Ave to help him find a commercial spot.

SUBDIVISION COMMITTEE

Mrs. Kelley stated that there is nothing to report.

COUNCIL REPORT

Councilman Fitzpatrick reported the following: There were two tax lien certificate sales on December 6th, one with three abandoned properties (185 Northwest Ave, 104 Second Ave, and 349 Boulevard Ave) which sold for \$30,000, and the other had the lot on Tenth Ave which will again be put up for sale. The Borough will be hiring a part-time employee for the Construction Office. Joanne is retiring from Public Works after 27 years. Santa's last day is Thursday 6-8pm in Ballard Park. This week the final tax assessment cards came out. If you do not agree with tax assessment, then you can file a formal appeal with County within 45 days of postcard mailing. Sony property's evaluation went from 3 million to 8.5 million.

OTHER OLD OR NEW BUSINESS

Chairman Aspras stated that a letter from the County Planning Board was received discussing what can be done or not done prior to County approval. It was reported that there was a mistake made and a revised letter will be sent out in February.

Regarding the armory and wetlands involved, Councilman Fitzpatrick stated that when the consultant made a report to the Department of Environmental Protection, a hawk was observed which would be a big deal if the property was to be sold. Chairman Aspras reported details regarding a wetlands habitat analysis which led to inaudible discussion amongst board members.

Chairman Aspras announced he would like to offer Barry Owen the First Annual Planner of the Year Award for attending a planning meeting on Zoom from the hospital with Covid. Mayor Razze stated that at the last Council meeting they discussed Mr. Owen serving on the County Economic Development Committee as Pitman's 2022 appointed representative. Mayor Razze indicated that Council wanted to make sure that the Planning and Zoning Board would endorse Mr. Owen to continue in this role as he had served in 2021. Resolution passed contingent upon Pitman's Planning Board approving Mr. Owen as the representative of the Planning Board to the EDC.

Mr. Ryder motioned, second by Mr. Romick to appoint Mr. Owens as the Planning Board's 2022 Economic Development Committee representative.

All in Favor.

ADJOURNMENT:

Ms. Stech motioned, second by Chairman Aspras to adjourn.

All in favor.

Respectfully submitted,

**Andrea Whilden
Recording Secretary**