

**Borough of Pitman Combined Planning/Zoning Board  
Pitman, New Jersey**

**Minutes of August 18, 2014**

**Call to Order:**

Chairman Aspras called the meeting to Order at 7:00pm.

**Attendance:**

Chairman Aspras, Mr. Fijalkowski, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mrs. Stech, Mr. Shirley, Mr. Romick

Absent members: Mrs. Hausmann, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Carter, 3rd

**Advisors Present:**

Mr. Carr, Solicitor, Mr. Pierpont, Zoning Officer

**Public Comments:**

None

**Approval of the July Minutes:**

A motion was made by Councilwoman Kelley, second by Mrs. Stech to approval the July minutes. On voice vote: Chairman Aspras, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mrs. Stech, Mr. Shirley, Mr. Romick

Abstain: Mr. Fijalkowski

**Historic Preservation Commission:**

Mr. Carr swore in Walt Madison.

2014-16: Steve Blackman, 103 W. Jersey Ave., Block-83 Lot-1, (Caffeinated Cyclist)  
Signs

2014-17: Andrew Wyatt, 217 East Ave., Block-25 Lot-22  
Fence

2014-18: Nature's Attic & Vann Design, 52 S. Broadway, Block-2 Lot-11  
Signs

2014-19: Thomas McCouch, 140 West Ave. Block-188 Lot-13  
Roofing, doors, porch railings, A frame roof on back existing room, windows, trim

2014-20: Michael Batten, 192 North Avenue, Block-7, Lot-29  
Painting

A motion was made by Mrs. Stech, second by Mr. Shirley to approve applications 2014-16, 17, 18, 19 & 20. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

\*Mr. Owen came into the meeting and was able to vote on Historic Preservation Applications.

**Resolution 2014-10: Leslie J. Means-Hood: Minor Subdivision, 22 Cyrus Avenue:**

A motion was made by Mr. Lowden, second by Councilwoman Kelley, to approve Resolution 2014-10. On voice vote: Chairman Aspras, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mr. Shirley, Mr. Romick

**Discussion of Proposed Changes to Historic Commission Guidelines:**

Chairman Aspras asked the board members if there were any questions to the changes. No one replied, but he had questioned about the fence ordinance. The zoning officer, Clark Pierpont, replied that in the Borough Ordinance the description needs to be updated to include the Historic District. Once that is updated, then the Historic District will comply with the zoning ordinance which will allow the zoning officer to enforce.

A motion was made by Mr. Romick, second by Mr. Lowden to send the proposed changes to the guidelines back to Borough Council. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mr. Lowden, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Abstain: Mayor Johnson, Councilwoman Kelley

\*Mrs. Hausmann came into the meeting and will be able to vote.

**Report from Zoning Officer:**

Mr. Pierpont gave the board his zoning report:

- 174 Permits to date.
- Issued violation to 126 3<sup>rd</sup> avenue.
- Assisted Police Department with follow up on a complaint of dumping on private property
- Continued to meet with and correspond with Fazzios regarding settlement

Mr. Fijalkowski questioned Mr. Pierpont about what prompts who goes to the New Use Committee; example is the Bike Shop that is moving to retail to retail. Mr. Pierpont stated if it is a change of Use then it will go in front of the committee.

Mr. Romick questioned Mr. Pierpont about the Fazzio postponement. Mr. Pierpont replied that they did do some things on the list and other things they postponed. An example of things that was postponed was the planting of the trees and the fence. The zoning permit was issued for the fence, but it still is not installed.

**New Use Waiver Committee:**

Mr. Fijalkowski gave the board a report.

14-534- 48 S. Broadway, was approved. It is currently a gift shop and now is merging to add a massage parlor.

Chairman Aspras asked about the Art Studio. Mr. Fijalkowski stated that application was also approved by the Committee.

A new application was turned in and will be reviewed at their next Committee meeting. Mayor Johnson questioned Mr. Fijalkowski about the 48 S Broadway; where do they stand to meet the requirements to proceed. Councilwoman Kelley said that she was at the property earlier today and said that they are waiting on an electrical inspection approval.

**Economic Development Committee:**

Mr. Owen gave the board a report.

- No July meeting held
- Next meeting this Thursday, August 21<sup>st</sup>.
- Signage should be installed by the fall.

**Site Plan Committee:**

Mr. Fijalkowski stated the committee will be meeting with Joy Community Church.

**Subdivision Committee:**

None.

**Master Plan Committee:**

Chairman Aspras stated the next meeting will be held in October.

**Environmental Commission:**

None.

**Council Report:**

Councilwoman Kelley gave the board her report.

- August 17<sup>th</sup> was a follow up meeting with Chuck Applebee.
- Administrator Judith O'Donnell, Councilman Austin, herself attended the meeting.
- Reapplied for a wetlands permit last September.
- Soil testing began on August 15<sup>th</sup> and results should be in 45 days.

**Other Business:**

Councilwoman Kelley asked the Master Plan Committee to look into Theater Avenue, since Borough Council will be voting on the project soon.

**Adjournment:**

A motion was made by Councilwoman Kelley, second by Mr. Lowden. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Respectfully Submitted,

Jessica Vernacchio