

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

Minutes of January 28, 2014

Call to Order:

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

Swearing in new board member:

Mr. MacDonald swore in new board member, Mr. Romick.

Attendance:

Mr. Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Absent Members: Mr. Fijalkowski, Mayor Johnson, Mr. Lowden, Mr. Ryder, Mr. Slenkamp

Election of Officers:

A motion was made by Mrs. Hausmann, second by Mr. Carter, 3rd to appoint Mr. Aspras for Chairman. On voice vote: Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Abstain: Chairman Aspras

A motion was made by Chairman Aspras, second by Mrs. Stech to appoint Mr. Fijalkowski for Vice-Chairman. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

A motion was made by Mrs. Stech, second by Councilwoman Kelley to appoint Mrs. Hausmann for Secretary. On voice vote: Chairman Aspras, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Abstain: Mrs. Hausmann

Appointment of Solicitor:

A motion was made by Mrs. Hausmann, second by Councilwoman Kelley to appoint Mr. MacDonald as Solicitor and Mr. Carr as the conflict Solicitor. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Appointment of Engineer and Planner:

A motion was made by Mrs. Stech, second by Mrs. Hausmann to appoint Mr. Kernan as Engineer and Planner. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Appointment of Recording Secretary:

A motion was made by Councilwoman Kelley, second by Mrs. Stech to appoint Jessica Vernacchio as recording secretary. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Establishment of Official Paper:

A motion was made by Councilwoman Kelley, second by Mrs. Stech to use South Jersey Times as the official paper. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Establishment of Meeting Dates:

A motion was made by Councilwoman Kelley, second by Mrs. Stech to keep the meeting dates on the third Mondays of each month starting at 7pm, except for the February meeting to be changed to the third Tuesday and add January 20, 2015 for Reorganization. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Carter, 3rd, Mr. Shirley, Mr. Romick

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Kernan, Engineer and Planner, Mr. Pierpont, Zoning Officer.

Public Comments:

None.

Historic Preservation Commission:

None.

Report from Zoning Officer:

Mr. Pierpont gave the board his zoning report:

- 3 Zoning Permits issued year to date.
- Court date for Fazzio violations is currently scheduled for Thursday, February 20, 2014.
- Clothing Bin Permit renewal applications were received and processed for all 4 bins permitted in 2013.
- Working on removal of Clothing Bins at Speedy Gas.
- Working on letters for chronic violators of the service provider section of sign ordinance 35-34.6.

Mr. Pierpont also gave the board a year ending report for 2013.

- 137 zoning permits issued.
- 4 storage POD permits.
- 4 clothing Bin Permits (4 denials).
- 64 temporary sign complaints or removals.
- 16 resident complaints investigated.
- 73 visitors in office during Wednesday evening hours.
- 78 email inquiries for zoning classifications.
- 126 emails for procedural guidance relating to zoning.
- 2 court summons issued.
- Work with Historic Commission on revision to guidelines.
- Attendance at Board Meetings.

Chairman Aspras question Mr. Pierpont if anything new is going on at the Fazio property. Mr. Pierpont replied saying the property looks cleaner but the vehicles and trailers still remain on the site.

- Mr. Carter, 3rd and Mr. Shirley excused themselves from the remainder of the meeting.

Committee Assignments for 2014:

Chairman Aspras stated he will have the list out by the end of this month.

New Use Waiver Committee:

Mr. Fijalkowski is not here tonight to give a report. Mr. Pierpont stated to the board that an application should be coming up in soon for a change of use from a property located off Broadway.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Kernan stated he emailed Mr. Ryder last month to summarize all the topics they touched base on. They are going to meet again in the next few weeks and go down the list to make some decisions on what changes need to be made.

Chairman Aspras questioned if they will be looking into the parking issue. Councilwoman Kelley stated that Economic Development Committee is also looking into the parking situation.

Environmental Commission:

None.

Economic Development Committee:

Mr. Owen gave the board a report.

- Meetings are held on the third Wednesday of each month at 7pm. Open to the public.
- Matt Weng elected Chairman, John Fitzpatrick is Vice-Chairman, and Michael Bowen-Ashwin is Secretary.
- Looking to have better plans laid out for Theater Avenue for maybe future funding.
- Parking issue is a problem and the committee is going to get together once again and speak about the issue with Chambers of Commerce.
- Committee is going to be working with the Police Department about where to place the new parking signs.

Council Report:

Councilwoman Kelley gave the board her report.

- Glad to be back on Planning/Zoning Board.
- Council is working on the budget for 2014.
- Give any board member with email problems the contact number and name to get them back up and running.

Other Business:

Mrs. Hausmann questioned Councilwoman Kelley if there was any talk about the bank property next door to the Borough Hall. Councilwoman Kelley stated the Borough Council starting talking about the issue towards the end of last year. Borough Council asked the Borough Administrator to reach out to the current property owner about selling it to the Borough. Mr. Romick questioned if the current property owner is under any violations. Councilwoman Kelley replied that the owner mostly cleaned up the property from the notices sent out by the Code Enforcement Officer.

Chairman Aspras questioned Councilwoman Kelley the status of the train line. Councilwoman Kelley replied that the only information they received was from going to the public meetings. Currently, the Borough is scheduled for a walk up train stop and if Borough Council chooses to not have a train stop then future Council members would have to use Borough tax dollars to add a walk up stop. Borough Council will in the future place an Ordinance about the parking so the surrounding streets will not have cars parked on along their streets.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio