

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

Minutes of March 16, 2015

Call to Order:

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

Attendance:

Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick, Mr. Dutil

Absent members: Mr. Fijalkowski, Mayor Johnson, Mr. Shirley

Advisors Present:

Mr. Carr, Solicitor, Mr. Kernan, Engineer & Planner, Mr. Pierpont, Zoning Officer.

Public Comments:

None.

Approval of February Minutes:

A motion was made by Mr. Owen, second by Mrs. Stech to approve the February Minutes with the minor correction under Master Plan. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Romick

Abstain: Mr. Lowden, Mr. Slenkamp

Historic Preservation Commission:

Mr. Carr swore in Walt Madison.

2015-06: William Erdwein, 102 First Ave, B-12 L-21
Siding

2015-07: Pitman Properties, 28 Pitman Ave., B-74 L-12
Roof

2015-08: FMA Contracting/Crestar, 56-58 S Broadway, B-2 L-3
Siding, porch, doors, windows

A motion was made by Councilwoman Kelley, second by Mr. Owen to approve Historic applications 2015-06, 07 & 08. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Resolution 2015-07: Historic Preservation Commission Denial of Certificate of Appropriateness, Application No: 2015-1; Cynthia Ventura, 162 East Avenue:

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approve resolution 2015-07. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Romick.

Resolution 2015-08: Historic Preservation Commission Denial of Certificate of Appropriateness, Application No: 2015-3; Crestar Homes, 56-58 S. Broadway:

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approve resolution 2015-08. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Romick.

Bulk Variance: Edward Campbell, 412 Highland Terrace; Application #15-543:

The Board is converting into a Zoning Board and Councilwoman Kelley stepped down.

Mr. Carr sworn in the applicant; Edward Campbell, 412 Highland Terrace, Pitman, New Jersey, 08071. Mr. Carr read Mr. Campbell's application to the board. Chairman Aspras asked Mr. Campbell to explain to the board his hardship. Mr. Campbell brought in his original MLS listing of his property to pass around to the board members. Mr. Carr added this to his application labeling it Exhibit C-1. Mr. Campbell showed the board members the original photographs in the MLS listing. His property was at one time a foreclosure home, which was purchased and flipped. The photographs in the MLS listing shows the property before the porch was built as the home was in foreclosure. The second part of the MLS listing shows the property as he purchased it. The house was completely flipped and upgraded with the built porch. Mr. Campbell also submitted personal photographs he has taken of his property. Mr. Carr added the photographs to his application and labeled them Exhibit C-2. The photographs show the board members the foundation under the porch and also show the setbacks to the neighboring properties. Mr. Campbell did not know at the time of settlement that the porch not only did not have any permits, but was not built to code. He said he spoke with the Borough's construction official, Jeff Kier, about bringing the porch to code. That was when he discovered that no permits were pulled and a bulk variance would be needed. Mr. Campbell stated that he will be working closely with Mr. Kier to bring the porch up to code.

Chairman Aspras asked the board members if they have any questions for Mr. Campbell. Mr. Lowden asked why a survey was not done at the time of settlement. Mr. Campbell stated it was not needed in order to purchase the property, so it was not done. Mr. Campbell also mentioned that he spoke with his surrounding neighbors and they showed him the concrete monuments. Mr. Pierpont said that he personally inspected the porch. He agrees with Mr. Campbell that it is 5 feet from his property line. The porch is elevated off the ground and appears to be built on top of the original concrete pad. Mrs. Hausmann stated to the board that she drove by Mr. Campbell's property and the surrounding homes in his area. She said that the porch fits into the neighborhood.

Opened to the public.
No public.

Closed to the public.

A motion was made by Mr. Lowden, second by Mrs. Hausmann to approve the Bulk Variance for 5 feet off the property line for the porch; to waive the survey and accept the dimensions by Mr. Pierpont and

the applicant; to waive the aggregate issue. On voice vote: Chairman Aspras, Mrs. Hausmann, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen.

Councilwoman Kelley returned to the board.

Solar & Wind Ordinance:

Chairman Aspras sent the board members an updated Ordinance.

- Concerned about definitions that are defined but not used in the Ordinance.
- Recommended to put the definitions in alphabetical order.
- Committee will do a quick review of the definitions and give to Borough Council for review.

Other Business:

Mr. Kernan gave the board the update on COAH.

- State took authority away from COAH.
- Supreme Court now has to give COAH approves.

Report from Zoning Officer:

Mr. Pierpont gave the board his zoning report:

- 7 Zoning Permits issued
- Investigated 3 Zoning complaints
 - Fazio parking lot being one of them
- 16 persons visited the Zoning office during Wednesday evening hours.
- Removed 4 temp. signs for placement violations.

New Use Waiver Committee:

Mrs. Hausmann gave the board a report.

Recent applications:

- Fairytales, parties for children, was passed by the committee.
- Dog kennel application was resolved.

Economic Development Committee:

Mr. Owen gave the board a report.

- Meeting will be held this Thursday at 7pm. Open to the public.
- Bids are out for new sponsors for the UpTown Pitman sign.
- Looking for a sponsor for the Borough Sign on W. Holly Avenue.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board his report.

- No Report this month.
- Next meeting will be held the first Tuesday, in April at 6:30pm.

Environmental Commission:

Mr. Slenkamp gave the board a report:

- March is Tire Amnesty month

Council Report:

Councilwoman Kelley gave the board her report.

- Saturday, March 21st Borough Community Shredding Event from 10:30am - 12noon.
- Budget is almost completed.
- Armory is still not clear from contamination.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio