

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

Minutes of December 19, 2016

Call to Order:

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

Swear in new member alternate member:

Mr. MacDonald swore in Louis Wilson, as the newest alternate board member.

Attendance:

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Wilson

Absent members: Mr. Fijalkowski, Mr. Owen

*Mr. Owen came into the meeting after roll call. He will be able to vote.

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Kernan, Planner/Engineer

Public Comments:

None.

Approval of November Minutes:

A motion was made by Mrs. Stech, second by Mr. Lowden to approve the November minutes with minor corrections on page three (3). On voice vote: Chairman Aspras, Mr. Lowden, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Abstain: Councilman Austin, Mrs. Kelley, Mr. Ryder

Historic Preservation Commission:

Mr. MacDonald swore in Michelle LaPlante.

2016-47: Duc Tran (Star Nails), 15 S. Broadway, Block-73 Lot-3
Red neon sign in window

2016-48: Patrick Bradley, 36 S. Broadway, Block-1 Lot-21
Awning

2016-49: David & Melissa Hamilton, 212 East Avenue, Block-26 Lot-2

Solar panels

2016-50: Pitman Gallery & Art Center, 59 S. Broadway, B-74 L-5
Signs

The board members wanted to review application 2016-50. Mr. Lowden questioned Ms. LaPlante if the Historic Commission recognizes their sign as historic. Ms. LaPlante replied by saying that the Historic Guidelines does not say anything against the applicant's signage. The guidelines leave it pretty much open and does not specify any kind of color or font. Chairman Aspras stated that is a reason for the C-1 Historic changes. Mr. Lowden suggested to the board members to vote on this application separate from the other three (3) applications.

A motion was made by Mr. Lowden, second by Mr. Slenkamp to approve Historic applications 2016-47, 48 & 49. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Mr. Lowden stated to the board that he does not have a problem with the signage for application 2016-50, but how is their sign deemed historic by the Historic Commission. Chairman Aspras replied the new guidelines will let the Historic Commission have more control over the colors and the fonts for future applicants. The new guidelines would have this type of application go first to the new use committee and then it would go to the Historic Commission.

A motion was made Mr. Romick, second by Mr. Ryder to approve Historic application 2016-50. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Nays: Mr. Lowden

Discussion took place about the approved minutes last month for application 2016-46: Anthony Asbury, 32 S. Broadway. Ms. LaPlante said she spoke with Mr. Madison about the lights on Mr. Asbury sign. Mr. Madison missed quoted himself by saying the sign will not be lit up. He meant to say the sign will be lit up, but the lights will not be in motion (running) and the sign itself will not be back lit.

*this will be corrected on the minutes that were approved along with the other minor changes requested in the above motion for approval.

Action on Changes to C-1 Historic Requirements:

Chairman Aspras asks the board members to review the changes to the C-1 and comment on any changes one last time before it is sent to Borough Council.

- Section Permitted Signage
 - Add the same language under Permitted Signage to the section under lighting.
 - If any other form of signage is desired, a Design Waiver will be required from the Planning Board.

- Section Materials and Colors
 - Change the word “shall” to “may” for storefronts/facades.
- First sentence under Commercial District
 - Thriving well maintain central Business District, upon any change in Use or Tenancy, all applicants shall be required to update signage and facades in accordance with current standards.
- Section Lighting
 - Change the word “not” to “maybe”
 - Motion sensor lights, spotlights, fluorescents, and colored lighting maybe permitted if approved by the Planning Board.
 - The applicant will not have to come in front of this board for every lighting color change. It would go to the code office for approval.
- Section Permitted Signage
 - Move the first bullet to go under the section for awnings.
 - Add the words General Signage as the main heading
 - Add opening sentence under General Signage
 - In order to encourage a thriving well maintain central business district, upon any changes in use or tenancy, all applicants may be required to update signage or façade in accordance with the standards below.
 - Add the cross reference to the sign ordinance under this section.
 - Section 35/34
 - Change the wording for bullet #3.
 - Hanging signs are permitted. Minimum clearance height must be 8 feet.
- Section Storefront
 - Remove the words “of late 19th and early 20th century” and create a new sentence.
 - Basic elements of storefronts should be maintained in keeping with the original design.

A motion was made by Mrs. Kelley, second by Mr. Owen to update the guidelines with the said changes before sending it to Borough Council. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Report from Zoning Officer:

None.

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owens gave the board his report.

- Committee did not meet this month. Next meeting will be in January 2017.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board his report.

- Will set up a meeting next month to bring the draft in for discussion.

Environmental Commission:

Mr. Slenkamp gave the board his report.

- Borough Council discussed the buffers around Alcyon Lake.
 - The follow up to that discussion, Councilman Razze sent an email to ask the commission to compromise with Borough Council on the existing buffers.

Council Report:

Councilman Austin gave the board his report.

- New Pitman Senior outreach
- Last Borough Council meeting a new Public Works Manager was hired and will start January 1, 2017.
- Pitman Police department is advertizing for a part time police officer.
- Thanked everyone for their service this year and wished everyone a Happy Holiday.

Other Business:

Mr. Lowden wanted to question about signage since it was being discussed in detail tonight. A few months back, historic presented an application for a sign which they recommended to be approved by this board, but the sign itself was presented not as a historical sign, but as an artsy-craftsy sign. What can this board do if Historic keeps presenting signs as artsy-craftsy? Does the board need to ask Borough Council for more direction to approve these signs? Mrs. Kelley agrees with Mr. Lowden, and stated this why there are historical guidelines. Councilman Austin said the EDC (Economic Development Committee) and the Pitman Chamber should be involve to know what direction they would like to see in the Uptown business district.

Adjournment:

A motion was made by Mrs. Stech, second by Mr. Lowden. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Wilson

Respectfully Submitted,

Jessica Mignogna