

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

Minutes of December 18, 2017

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Scutt

Absent Members: Mr. Fijalkowski, Mr. Franchi, Mr. Wilson

Advisors Present :

Mr. MacDonald, Solicitor

Approval of November 2017 Minutes:

A motion was made by Mrs. Kelley and second by Mr. Lowden to approve the November minutes with the addition of the words “across from” in describing the location of the Borough sign at the corner of Broadway and Holly Avenue. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Romick

Historic Preservation Commission:

- Walt Madison requested that the board allocate \$200.00 in the budget for software for the Historic Preservation Commission .

Chairman Aspras stated that he thought that there would be funds available to do so.

Review and Recommendations for Uses in PI Zone:

Chairman Aspras recognized Councilman Austin

- Councilman Austin reported that Borough Council has reviewed and discussed the current PI use regulations for 35-11.3 and is recommending the following changes:

Paragraph a. – Striking the word non-alcoholic, in order to allow the manufacturing of any kind of beverage.

Paragraph c. – Adding the word canning, after packing, crating, and bottling. Striking the words not including canning.

Paragraph e. – Striking the word or and adding the words and retail if ancillary to the manufactured product.

Councilman Austin added that Borough Council is looking to the Planning/Zoning board for input and any further suggestions. He also pointed out that these changes to the PI zone were being made in order to attract new businesses by taking away some of the old restrictions.

Mr. MacDonald then explained that a Zoning Amendment could only be accomplished by Borough Council. However the changes need to be referred to the Planning Board to insure that they are consistent with the Master Plan. Once it is determined if the change is consistent or inconsistent with the Master Plan it is reported back to council. Even if the change is inconsistent council can still make the change but it must do so by a “super majority” vote.

Chairman Aspras stated that he also had a memo from the planning/zoning board engineer, Tim Kernan, suggesting basically the same changes with no mention of inconsistencies to the Master Plan.

Mr. Ryder then asked Councilman Austin what Council was trying to accomplish with these changes.

Councilman Austin stated that he had had questions posed to him about the PI zone and opening it up to other industries.

Discussion followed in reference to the reasoning for some of the restrictions and the current wording.

Chairman Aspras then asked if anyone felt that there were any inconsistencies to the Master Plan and if all were satisfied with the

language proposed by council. No one stated any inconsistencies and all agreed as to the language.

A motion was made by Mr. Lowden, second by Mr. Owen to approve the changes, and the finding of consistency , with the Master Plan to 35-11.3, paragraphs , a., c., and e.

On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Scutt

Mr. MacDonald stated he would prepare a resolution to be passed on to borough council.

Report from Zoning Officer

No report

New Use Waiver Committee

- It was reported that things are quiet.

Economic Development Committee

- Mr. Owen reported that their next meeting would be on Thursday, December 20th. He also suggested that the board members take a ride on the holiday trolley to observe the local businesses, the downtown area and the holiday lighting.

In addition he reported that engineering students from the college did a project on our parking situation in reference to traffic flow and timing of parking. Chairman Aspras stated that he had attended the presentation and reported that the conclusion of the project was that we could not create any more parking but we can make it more efficient.

Parking options were discussed including kiosks, time limits, signage and enforcement.

Walt Madison stated that most people aren't aware that there is public parking available behind Borough Hall.

Site Plan Committee: Nothing to report – Chairman Aspras

Subdivision Committee

- Nothing to report – Mrs. Kelley

Master Plan Committee

- Nothing to report – Mr. Ryder

Environmental Committee

- Mr. Slenkamp reported that Glen Lake is leaking again and Chairman Aspras said that he was aware that it has been a topic at Borough Council.

Council Report

- Councilman Austin reported that he has heard that Rowan University has leased the land off of Lambs Rd. back near Zee's Orchard with plans for a football field or a stadium, and a hotel. He stated that since there was going to be so much activity in that area that this may be the time for us to also do something in that vicinity.

An ordinance is being drawn up in reference to the parking issues on Snyder Ave. for overnight parking. The ordinance will change the parking from the east to the west side and then to enforce the overnight parking on Snyder, which has not been done in many years. He also stated that there is a move to allow overnight parking throughout town as this continues to be a topic at council meetings.

- Councilman Austin also reported that he had the opportunity to meet with representatives from the Light Rail System. He pointed out that borough council already approved a stop in Pitman several years ago. Even though the location of the stop is not set in stone, it may be of some concern, since the location may affect local businesses. Funding is not yet available and the environmental impact statement is not available for the next six months. He also stated that he felt that the light rail would be coming to Pitman in about 6 years.

Discussion continued in reference to gates, traffic, pollution, security, fencing and the impact study.

Other Business:

- Mr. Romick reported on the bike trail. He presented paper copies of the map of the bike trail, e-mailed earlier in the week by Chairman Aspras. He stated that the theme of the bike trail stays on public land, off road, and has to use existing rail crossing at Carpenter. He also stated that the County is still waiting for the State to take action on the funds, they are available, it is just a matter of waiting.

- Councilman Austin stated that if anyone was interested in seeing a drawing of the Pump Track he is able to provide a copy.

- Mr. Scutt brought up the topic of people parking on their front lawns and residents putting in driveways on their lawns.

Councilman Austin stated that council needs residents to come into the council meetings and express their concerns pro and con on abandoning the overnight parking ban.

The parking issue was once again discussed in reference to rentals and Rowan student overflow. Councilman Austin stated that council was looking at all of these issues and were continuing to work on a resolution to the problem and that they were open to any and all suggestions.

Mrs. Stech made a motion to adjourn, second by Mrs. Kelley. All in favor.

Respectfully,

Connie Anderson

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

Minutes of November 20, 2017

Call to Order:

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

Attendance

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Romick, Mr. Franchi.

Absent Members: Mr. Fijalkowski, Mr. Slenkamp, Mrs. Stech, Mr. Wilson, Mr. Scutt

Advisors Present:

Mr. MacDonald, Solicitor

Approval of October 2017 Minutes:

A motion was made by Mr. Romick, second by Councilman Austin to approve the October minutes. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

Abstain: Mrs. Kelley, Mr. Owen

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison

Application Number 2017-40: Lilith M. Waters, 27 West Holly Ave B-4 L-10
Board on board fence, to match house trim

Application Number 2017-41: Eva Lin, 58 S Broadway B-2 L-3
Awning Sign – resubmitted design

Application Number 2017-42: Phillip Rutter, 20 S Broadway B-1 L-5
New Sign to be attached to existing sign

Application Number 2017-43: Lunetta Properties, LLC, 166 East Ave B-13 L-34
Replacement of Stairs, Railings & Decks – Resubmitted
Installation of new stairs from ground to 2nd floor of
Fire escape - Spindles to conform to Historical guidelines

Application Number 2017-44: Endless Smiles Photography, 66 S Broadway B-2 L-5
Signage – New Panel Decals, Gooseneck Lamps as a
Requirement for lighting

Application Number 2017-45: Terrence Boyle, 219 Boulevard Ave, B-27 L-12
Black rolled roof on front porch
Preapproved by Zoning Officer Clark Pierpont and by the
Historic Preservation Commission

A motion was made by Mr. Lowden and second by Mr. Ryder to approve Applications 2017-40 through 2017-45. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi
Abstain: Mr. Owen

Historic Preservation Commission: Memorialization of Resolutions

Resolution 2017-16: Sharplink Staffing, 10 Second Ave B-1 L-19
Resolution 2017-17: Eva Lin, 58 S Broadway B-2 L-3
Resolution 2017-18: Lunetta Properties, LLC, 166 East Ave B-13 L34

A motion was made by Mr. Romick and second by Mr. Lowden to approve Memorialization of Resolution 2017-16, 2017-17, and 2017-18, for application denials. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

Memorialization of Master Plan

Mr. MacDonald reported that at the October 16, 2017 meeting of the Planning/Zoning Board, the board adopted the 2017 Master Plan reexamination report and Amendments. He further explained that the only members of the board that could vote for Memorialization were the members present that had voted in favor of the reexamination.

A motion was made by Mr. Ryder and second by Mr. Romick to approve the Memorialization of the Master Plan. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

Report from Zoning Officer

No report.

New Use Waiver Committee

No report.

Economic Development Committee

- Mr. Owen reported that the installation of the sign at the parking lot at the corner of Broadway and Holly Ave (across the street from the site of the old Methodist church), has been delayed due to illness of the sign maker. Once the sign maker is on his feet again the project will be completed.

- The fundraising for Theater Ave continues however infrastructure issues have been discovered and should be addressed within the next year.

- The topic of the bike trail from Rowan University out to Rte 55, running adjacent to Pitman was also discussed along with the rezoning of the Sony property and the opportunities that it offers.

Site Plan Committee

No report

Subdivision Committee

Mrs. Kelley reported that there was nothing new.

Master Plan Committee

No report

Mr. Ryder asked the Solicitor, Mr. MacDonald, how would the Borough Council be made aware of the Zoning changes that were made to the Master Plan, to insure that they would not be lost.

Mr. MacDonald said that he had already communicated the changes to the Borough Solicitor and would also list them separately as they were taken directly from the report.

Environmental Commission

No report

Council Report

- Councilman Austin reported that the Alcohol License is still moving forward. He also reported that the area near ~~Amber~~ Andbro is zoned Planned Industrial, pointing out that it is approved for the manufacturing of beverages but not alcoholic, and also forbids canning. Council wants to change this description as to allow other businesses that may need those opportunities. It was agreed that the zoning is there but needs to be made less restrictive.

- A pump track for bike racing is being put in between the tennis courts at Shertel Park and the old Babe Ruth baseball field, and as it is Borough property the town council has agreed to maintain it if the funds can be raised. Mr. Owen asked if it were going to be fenced in stating that he was aware that they were looking for advertisers. Councilman Austin wasn't sure but said he would bring drawings to the next meeting. Mr. Owen also questioned why the Council would have to come before the board since it is Borough property. Mr. MacDonald explained that the Borough is no less restricted by its Zoning Ordinance than anyone else.

- Councilman Austin also reported that the Borough has accepted a bid on the Old Bank building. He also stated that it was an existing business in town and that the usage plans were within current zoning.

Mrs. Kelley made a motion to adjourn, second by Mr. Romick. All in favor.

Respectfully,

Connie Anderson

Borough of Pitman Combined Planning/Zoning Board

Pitman, New Jersey

Minutes of October 16, 2017

Call to Order:

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

Attendance:

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

Absent Members: Mr. Fijalkowski, Mrs. Kelley, Mr. Owen, Mr. Wilson, Mr. Scutt.

Advisors Present:

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

Approval of September 2017 Minutes:

A motion was made by Mr. Ryder, second by Councilman Austin to approve the September minutes. On voice vote: Chairman Aspras, Councilman Austin, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi

Abstain: Mr. Fijalkowski, Mr. Lowden, Mr. Romick, Mr. Wilson

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-36: Sharplink Staffing, 10 Second Ave. B-1 L-19

Shade with Sign in window

It was determined that opaque window treatments are not permitted.

A motion was made by Mr. Lowden , second by Mr. Slenkamp to deny Application 2017-36. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

2017-37: Jack Mesiano, 220 East Ave. B-26 L-5

Roof Replacement

Preapproved by the Zoning Officer

A motion was made by Mrs. Stech, second by Councilman Austin to approve Application 2017-37. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

2017-38: Eva Lin, 58 S.Broadway B-2 L-3

Awning Sign

It was determined that, as per signage guidelines, lettering should not be the dominant feature of an awning and should not cover more than 15% of the total area.

A motion was made by Mr. Ryder and second by Mr. Lowden to deny Application 2017-38. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

2017-39: Lunetta Properties,LLC , 166 East Ave. B-13 L-34

Replace Existing Stairs, Railings and Decks– Ground to Second Floor

Recommendation Denial - Due to lack of information in regards to materials being used for replacement

A motion was made by Mrs. Stech, second by Mr. Slenkamp to deny Application 2017-39. On voice vote : Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Application #17-573 – Applicant : Patricia McFaull

104 First Ave, B-12 L-22

Minor Subdivision & Misc Bulk Variances

Mr. MacDonald swore in Patricia McFaull

Mr. Kernan the Borough Planner/ Engineer presented an overview and summary of Application #17-573

Mr. MacDonald explained that since this application was an urgent matter, he had prepared a resolution in advance if the board were to approve. Furthermore, the voting would concern not only the approval or denial of the variances and minor subdivision but also the resolution in itself.

A motion was made by Mr. Lowden, second Mrs. Stech to approve Application #17-573. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Memorialization of:

Application #17-571-Applicant: Stephen Gregory

102 First Avenue, B-12 L-21 & 35

Minor Subdivision & Misc Bulk Variances

A motion was made by Mrs. Stech, and second by Mr. Ryder to approve the memorialization of Application #17-571. On voice vote: Chairman Aspras, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi

Request from the Borough of Pitman for an extension for filing Minor Subdivision deeds for Old Bank Parking lot (East & 1st)

A motion was made by Mrs. Stech, second by Mr. Romick to grant the request for an extension until January 16, 2018, for the filing of the Minor Subdivision deeds. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Public Hearing On Master Plan Update:

Mr. Kernan presented an update on the re-examination of the Master Plan.

- Comparison of the problems and objectives identified in the 2007 Master Plan and the extent of changes to date in 2017.
- Updates on proposed changes to the 2017 Master Plan, that were presented at the September 18, 2017 Planning & Zoning Board meeting
- A review of the 2017 Master Plan Reexamination for the Borough of Pitman

Chairman Aspras opened the floor to public comments on the Master Plan and recognized Mr. Jeff McNulla, 444 Grant Ave.

Mr. MacDonald swore in Mr. McNulla.

Mr. McNulla suggested that with the Master Plan update, the Borough should consider redoing the road of the alley way behind East Ave, due to water spillage into the basements of the residential properties on East Ave.

Chairman Aspras noted that this is addressed in the Master Plan under infrastructure .

Mr. McNulla also commented on the topic of the rail line coming through Pitman and the success that other towns have experienced with the addition of light rail. He expressed that the Sony property would be a good transit village.

Mr. Kernan commented that the Delaware River & Port Authority is looking for a sponsor for the light rail line.

Chairman Aspras recognized Sherry Hulitt, 335 Roosevelt Ave., Vice Chair of the Economic Development Commission.

Mr. MacDonald swore in Ms. Hulitt

Ms. Hulitt reported that the Sony property has been a topic with the Economic Development Commission as of late. The Commission recommends that the property should be put into a redevelopment zone. The property provides opportunities for development and additional grants and loans. Putting the property into a redevelopment zone would also give greater options for tax abatement.

Chairman Aspras recognized Matt Blake, 616 Vassar Ave.

Mr. MacDonald swore in Mr. Blake

Mr. Blake informed the board that he works with Woolwich Township as Director of Community Development and has become a recent resident of Pitman.

Mr. Blake reported that he felt Pitman was a great place to live and had many positive and exciting things happening.

Mr. Blake also had a few recommendations for the Master Plan.

- addition of crosswalks near breweries
- redeveloping 106 Broadway
- adding Alcyon Woods to the Registry of Open Spaces
- a bike trail through the woods to Rowan University

Chairman Aspras then introduced the topic of adding the Sony site as an area of redevelopment in the Master Plan. It was agreed that it would be added.

A motion to approve the 2017 Reexamination of the Master Plan of the Borough of Pitman was made by Mr. Ryder and second by Mr. Romick. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi. Voting Nay: Councilman Austin

Report from Zoning Officer

No report.

New Use Waiver Committee

Chairman Aspras reported that an extension for Angels of God Community Service was approved and waived.

Economic Development Committee

No report

Site plan Committee

No report

Subdivision Committee

No report

Master Plan Committee

No Report

Environmental Committee

Mr. Slenkamp reported that the last household hazardous waste collection would be on Sat. Oct. 21st from 8 to 2 in Clayton. He also reported that a ceremony and tree planting for Harry Walker occurred on Thursday Oct. 19th. On Saturday Oct. 14th the \$1100.00 worth of plants was planted around Alcyon Lake.

Council Report

Councilman Austin expressed his thanks to the Environmental Commission for the tree planting in Harry Walkers honor. He also reported that there would be an 8PM curfew for Oct 30th & 31st and that Council is looking at a new parking plan on Snyder Avenue.

Mrs. Stech made a motion to adjourn, second by Mr. Slenkamp. All in favor.

Borough of Pitman Combined Planning/Zoning Board

Pitman, New Jersey

Minutes of September 18, 2017

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt, Mr. Owen (arrived at 7:10).

Absent Members: Mr. Fijalkowski, Mr. Lowden, Mr. Romick, Mr. Wilson

Advisors Present:

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

Approval of August 2017 Minutes:

A motion was made by Mrs. Kelley, second by Councilman Austin to approve the August minutes with a minor correction on page TWO (2). On voice vote: Councilman Austin, Mrs. Kelley, Mr. Owen, Mrs. Stech, Mr. Franchi, Mr. Scutt

Abstain: Chairman Aspras, Mr. Ryder, Mr. Slenkamp

Application #17-571

Applicant: Steven Gregory, 102 First Avenue, BL12 /L21&35

Minor Subdivision & Misc Bulk Variances

- Mr. Kernan presented the layout for Mr. Gregory's application
- Mr. MacDonald swore in Mr. Gregory
- Mr. Gregory concurred with Mr. Kernan's report and also agreed that it was acceptable.

Chairman Aspras noted that the Borough of Pitman is a co-applicant and asked for any comments from the Borough.

No Comments

Mr. MacDonald noted that the 4 bulk variances were issues that would be voted on by a 7 member board acting as a Zoning Board.

A motion was made by Mr. Ryder, second by Chairman Aspras to approve the 4 variances with a waiver for completeness of water and sewer. On voice vote: Chairman Aspras, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt

Public Comments:

None

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-34: Steven Gregory-102 First Avenue

New roof/Siding/Color trim/Replacement windows/Storm Door

2017-35: Elizabeth Hillebrecht-115 Second Avenue

Front Porch balusters-Guard rail replacement / Back porch-remove & replace lattice

Paint color on shutters / Addition of flower pots

A motion was made by Mrs. Stech, second by Mr. Ryder to approve both applications. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt

Chairman Aspras recognized Mrs. Higbee in reference to changes and additions that she felt should be made to the Master Plan in regards to the Historic District.

Presentation of Master Plan Update:

Mr. Kernan presented the recommended changes to the Master Plan.

Discussion ensued in reference to the wording of the preservation and development of Alcyon Woods, curbing & sidewalk requirements for newer developments, COAH and Affordable Housing and the Borough of Pitman's participation.

Changes to the zoning of the 4 corners at Holly Ave and Woodbury/Glassboro Rd. in reference to Wawa and parking lot, were also discussed. The following was agreed upon:

Lot 9 stays at C1

Lot 1 changes from C2 to C1

BL 18 / L1 (Pizzeria) changes to C1

Other Business:

Chairman Aspras recognized Mrs. O' Donnell

Mrs. O'Donnell introduced Mr. Bruce Ewing of Ewing & Associates. Mr. Ewing has agreed to draw up plans for a new lot line on BL12 Lot 21 onto Lot 22 and is looking for direction from the Planning Board to make the application for the minor subdivision.

It was decided that the property owner is to make the application for the minor subdivision and then the decision will be made as to what the Borough will pay for.

Zoning Officer:

No Report

New Use Waiver:

Absent

Economic Development Committee:

Have met with Rowan and students are taking the parking project and studying options.

Site Plan Commission:

None

Subdivision Committee:

None

Master Plan Committee:

None

ENVIRONMENTAL COMMISSION:

Mr. Slenkamp gave the board a report.

- Committee approved \$1,100.00 for plants at Alcyon Lake buffers
- Memorial Tree planting for Harry Walker is planned
- Working on reinstatement in Tree City USA

Council Report:

Councilman Austin gave the board a report.

- Parking lot is nearing completion
- Making progress on abandoned homes in the Borough and yard cleanups

Adjournment:

A motion was made by Mrs. Stech, second by Mr. Owen. All in favor.

Respectfully Submitted,

Connie Anderson

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

Minutes of August 21, 2017

Call to Order:

Chairwoman Stech called the meeting to Order at 7:00 pm.

Attendance:

Councilman Austin, Mrs. Kelley, Chairwoman Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Absent Members: Mr. Aspras, Mr. Fijalkowski, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mr. Wilson

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Pierpont, Zoning Officer

Public Comments:

None.

Approval of July Minutes:

A motion was made by Mr. Romick, second by Councilman Austin to approve the July minutes. On voice vote: Councilman Austin, Chairwoman Stech, Mr. Romick

Abstain: Mrs. Kelley, Mr. Franchi, Mr. Scutt

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-26: John Wallace, 2 Second Ave. B-1 L-19
Flat roof – approved by Zoning Officer

2017-27: Michael Rosmini, 116 Eleventh Ave. B-14 L-33
Siding

2017-28: Jeff Cocchi, 118 Southeast Ave. B-14 L-20
Roofing, siding, porch, railings, doors, windows, light fixtures

2017-29: Lisa Reichenstein, 138 Second Ave. B-11 L-20
Painting

2017-30: Paul Vallaster, 227 Wesley Ave. B-36 L-11
Handi-cap ramp

2017-31: Joshua Hitchner, 143 6th Ave. B-18 L-23
Painting, gutters

2017-32: Mary Collins, 165 W. Jersey Ave. B-Sign

2017-33: Albert Magonagle (Pitman Gallery & Art Center) 59 S. Broadway B-74 L-5 Vinyl sign/logo

** Mr. Owen came into the meeting late and will be able to vote

A motion was made by Mrs. Kelley, second by Mr. Romick to approve Historic Applications 2017-26, 27, 29, 30, 31 & 32. On voice vote: Councilman Austin, Mrs. Kelley, Chairwoman Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Abstain: Mr. Owen

Mrs. Kelley questioned Mr. Madison about application 2017-28 if the Historic Commission ever recommended an applicant to add shutters where there was none before. Mrs. Kelley believes shutters will improve the look on the house but does not want to make it required. Mr. Madison can only think of one application on Webb Avenue.

A motion was made by Mr. Owen, second by Mr. Franchi to approve Historic Application 2017-28 as present. On voice vote: Councilman Austin, Mrs. Kelley, Mr. Owen, Chairwoman Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Report from Zoning Officer:

No report this month.

Mr. Romick questioned Mr. Pierpont about the property on the corner of Wildwood Avenue and Fernwood Avenue; does the ^{garage} addition being built fit the zoning coverage. Mr. Pierpont replied that when the application came in, he measured a few times and approved the application. As the project was being built, he questioned the measurements and went out again to measure three more times; this is when he realized that it does not fit in the zoning coverage. Mr. Pierpont is currently researching what he can do next since he already approved the zoning application.

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owen gave the board a report:

- Either on September 14th or 21st there will be a meeting to discuss the parking in the Business area
 - Parking Kiosk will be discussed

Councilman Austin mentions to Mr. Owen that the parking Kiosk was discussed a few years ago and that he is not in favor of them.

Site Plan Committee:

None.

Subdivision Committee:

None.

Mr. Romick gave the board an update on the old Pitman Hotel Site. The County finally approved the plans that were submitted.

Master Plan Committee:

Chairwoman Stech asked the board members if they had any questions on the draft.

Mrs. Kelley

- Draft still states in it that the Borough should try to preserve all open space.
 - Loosing up that verbiage so it will not tie up the hands of future Council.
 - Add something to say preserve all open space but if needed to be develop than Council can choose to do so.
 - Want to void fighting in court

Councilman Austin

- Look into the verbiage on environmentally sensitive/ wetland areas.
- Does not want to be tied in incase the area needs to be develop.
- Would like the zoning officer, Mr. Pierpont to look into the zone changes.
 - Mrs. Kelley said most of the zoning changes were to clean up the zoning lot lines.
 - Make them conforming to the block and lot.
- Concerned about the decreasing in school enrollment.
 - Work with the school to try and attract enrollment.

Mr. Owen

- Should have Mr. Kernan look into how much open space the Borough has left.
 - Keep in mind that COAH will become active again.
 - May need those open spaces to build COAH units

Environmental Commission:

None.

Council Report:

Councilman Austin gave the board a report.

- Jessica Mignogna no longer works in the front office
 - A replacement was hired for her position
 - Thanked her for her years of service to the Borough and the residents
- Back parking lot project started today behind the municipal building
- Estimates to repair the Grove Auditorium
 - Total estimate to repair everything was \$700,000.
 - Council will discuss the immediate repairs and future repairs.
- DEP discovered septic tanks that maybe leaking at the Armory site.

Mr. Owen questioned Councilman Austin if the Armory Site is considered a Brownfield Site. Councilman Austin replied no.

Other Business:

Mrs. Kelley also wanted to thank Jessica Mignogna for her years of service to this board and the residents of the Borough.

Mr. Owen questioned who to contact if a fencing is missing around a pool and the pool is being infested by mosquitoes and algae. Councilman Austin replied that he should contact the Code Enforcement Officer. Mr. Pierpont stated that since the fence is missing that he should contact the building inspector, John Holroyd. The pool will be violation to the UCC and the building inspector can place fines and penalties immediately instead of going through the Code Enforcement Officer.

Mrs. Kelley questioned Mr. Pierpont about the update on the garage on South Broadway. Mr. Pierpont will have the building inspector go out to see if any progress is being done and to see if anything is being stored in the garage without final approvals; only the construction official can place fines and penalties.

Adjournment:

A motion was made by Mrs. Kelley, second by Mr. Romick. On voice vote: Councilman Austin, Mrs. Kelley, Mr. Owen, Chairwoman Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Respectfully Submitted,

Jessica Mignogna

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

Minutes of July 17, 2017

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Austin, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Wilson

Absent members: Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Owen, Mr. Franchi, Mr. Scutt

Advisors Present:

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

Public Comments:

None.

Approval of June Minutes:

A motion was made by Mr. Romick, second by Councilman Austin to approve the June minutes with minor spelling change. On voice vote: Chairman Aspras, Councilman Austin, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Wilson

Historic Preservation Commission:

Mr. Carr swore in Walt Madison.

Mr. Madison asks the board if the applications for the Reach Mission can be voted separate from the general applications.

2017-27: Genevieve Lugo, 11 S. Broadway, B-73 L-3
Awning

2017-28: McCowan Library, 15 Pitman Ave, B-82 L-1
Sign

2017-29: Sarah Garcia-Gordon, 57 West Ave., B-7 L-23
Fence

A motion was made by Mr. Slenkamp, second by Mrs. Stech to approve the Historic Applications 2017-27, 28 & 29. On voice vote: Chairman Aspras, Councilman Austin, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Wilson

Reach Mission applications:

2017-30: Theresa Sudwoj, 124 2nd Ave., B-11 L-15
Roof, paint, porch

2017-31: Kaitlyn Totoro, 29 East Ave., B-1 L-13
Roof, paint, porch

2017-32: Cheryl Johnson, 41 Circle Ave., B 16 L-1
Paint, porch

2017-33: Wendy Davis, 129 5th Ave., B-17 L-28
Painting

2017-34: Mary Sudwoj, 130 1st Ave., B-12 L-32
Paint, porch

A motion was made by Mrs. Stech, second by Councilman Austin to approve the Historic Applications 2017-30, 31, 32, 33 & 34. On voice vote: Chairman Aspras, Councilman Austin, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Wilson

Report from Zoning Officer:

Mr. Pierpont gave the board a report.

- 80 zoning applications to date.
- Following up on complaints in the Historic District.

New Use Waiver Committee:

None.

Economic Development Committee:

Chairman Aspras stated the next EDC meeting is this Thursday at 7pm.

Site Plan Committee:

None.

Subdivision Committee:

None.

Mr. Romick gave the board members an updated on the old Pitman Hotel Site. The County Planning Board received the new plans for the handicap ramp this past Friday. This was the missing information on the application that was submitted at the beginning of the year. The application should be on the agenda for the upcoming meeting.

Master Plan Committee:

Mr. Slenkamp gave the board a report.

- Mr. Kernan will email Chairman Aspras the updated draft to forward to all the board members by next month.
- Plan is to go over the whole draft in detail in September.
- October meeting should be a public meeting for the Master Plan.

Environmental Commission:

None.

Council Report:

Councilman Austin gave the board a report.

- Change the policy for the Library to no longer be pet friendly.
 - Only service animals are allowed in the Library.
- Lot for sale by the Borough on Legion Court.
- First youth police academy was held last week.
- Library will be getting a new sign.
- EDC is coming to council to speak again on Theater Avenue.
- Awarded the roof contract for public works and the Borough parking lot on East Avenue.
- Wants to thank the Reach program for coming to town.
 - Wanted to also thank the people who pitched in last minute to help get the approvals and permits needed to get these houses done.

Chairman Aspras questioned Councilman Austin about any updates on the Armory. Councilman Austin replied that another pollutant was found on the site and they are working with the National Guard to get it cleaned up.

Other Business:

Mr. Romick asked Councilman Austin if there was any interest in the Bank next door. Councilman Austin replied, the last he heard that there was someone that was interested awhile back but does not know where that stands to be able to give an answer to that question.

Mrs. Stech questioned about any updates on Sony. Councilman Austin stated that the owner of the property has a warrant out do to open fire code violations. Council is currently working with their lawyer to try to get some kind of movement on it.

Mr. Wilson questioned if there was any talk about getting a fence in the back parking lot behind the police station. Councilman Austin replied not to his knowledge. Mr. Wilson said that he

heard talk about it because the night shift officers cleaning out their cars and having their backs turned and they are concerned about having anyone come up walking behind them without their knowledge.

Adjournment:

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

Respectfully Submitted,

Jessica Mignogna

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

Minutes of June 19, 2017

Call to Order:

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

Attendance:

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

Absent members: Mr. Fijalkowski, Mr. Owen

*Mr. Owen came into the meeting after roll call

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Pierpont, Zoning Officer.

Public Comments:

None.

Approval of May Minutes:

A motion was made by Mrs. Kelley, second by Mr. Lowden to approve the May minutes with minor changes under the Master Plan Committee.

Mr. Ryder questioned about how the minutes are corrected and where can he see those changes. Ms. Mignonga replied, when the board requests changes to the minutes being reviewed for last month's meeting, those changes are made before they are signed off by her and are given to the construction office for permanent record. The approved minutes are also updated on the Borough's website for public review. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Abstain: Councilman Austin, Mr. Owen

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-21: Doris Gorman, 50 Webb Ave. B-7 L-11
Siding

2017-22: Vanessa James, 91 Circle Ave. B-22 L-1
Fence

2017-23: Amanda Lampkin, 21 S. Broadway B-73 L-4
Signs

2017-24: Franklin Hagerty, Jr. 133 North Ave. B-10 L-19
Door

2017-25: Jason Tyrell, 115-117 W. Jersey Ave. B-83 L-3.01
Porch

2017-26: Harry Armstrong, 222 Embury Ave. B-27 L-6
Roof approved by Zoning Officer

A motion was made by Mr. Romick, second by Chairman Aspras to approve historic applications 2017-21, 22, 23, 24 and 26. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Chairman Aspras mentioned to the board members that application 2017-25 was the application that the board denied without prejudice last month. Mr. Madison requested as well as the applicant to come back with the same application and give visual facts. Mr. Madison stated to the board members that the application is the same as previously presented. The porch will be located behind the Harper's Driving School and the only way into the back yard alley is by a very narrow driveway. Once in the back alley there is nothing but garages located all the way into the back and there is also a dog pound. The porch will be located on the second (2nd) floor over on the top of the shed. There is a duplex building right next door on the other side of the driveway that also has two (2) porches, which is the same thing the applicant would like to put in. Mr. Madison stated to the board members that this porch cannot be seen by any street or by any sidewalk and the alley leading into the back of the building is a dead-end alley. Mrs. Kelley asks what the railings would look like. Mr. Madison apologized to the board members, because the drawings were attached to the first application which is located in the construction office. Chairman Aspras mentioned to the board members that it could be made a condition base on approval. Mr. Lowden asks if this will be established as a precedent that the board would have to be careful of in the future. Chairman Aspras stated that he does not think so since the testimony was that this property is a unique situation. Mrs. Kelley questioned what the difference between a porch and a deck; porch has a roof, a deck does not. Technically, this application is for a deck not a porch. Mr. Madison stated that eventually he may put a roof on top of it.

A motion was made by Mr. Owen, second by Mr. Franchi to approve historic application 2017-25, due to the unique situation of the property's location and the location of the purposed deck. Any railing spindle must be consistent with the Borough of Pitman's Historic Guidelines. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Report from Zoning Officer:

None.

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owen gave the board a report.

- Committee met last Thursday
- Tomorrow , June 20th there will be a check presentation at the Art Center at 7pm
 - The amount will be \$15,000.00 check or grant from the New Jersey Community Grant Association going toward Theater Avenue project.
 - Theater Avenue total is now about \$53,000.00
- Stage Right wine bar is now open
 - Located next to the Broadway Theater
- Medical building was sold and will be a Wellness Center.
 - Across from the Sunoco Gas station.
- Donut Revolution and pet groomer will no longer be coming into the Borough.
 - Owner of the building is currently looking for tenants.
 - Rumor of a music store may take one of the spots.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board a report.

- Post pone till the July meeting.

Environmental Commission:

Mr. Slenkamp gave the board a report.

- Lead testing in the water was done on the schools back in April.
 - Took about one hundred thirty (130) samples.
 - 25% of those samples came back above the recommended the State and the Federal thresholds.
 - Unsure if it was just Memorial School or throughout the whole district.
 - Unsure if the second round of samples has been taken place yet.
 - School District did send out letters to parents of children in that school.

Council Report:

Councilman Austin gave the board a report.

- Borough Council did bond about 1.5 million dollars for equipment and repairs in the Borough.
- Overnight parking can now be called in by using the computer.
- Liquor license is now being reviewed by Borough Council.
- Fire Department is looking to create a cadet fire class.
 - Looking to attract new people into the fire department.
- Light rail line talk is looking to coming back in the near future.

Other Business:

Chairman Aspras wanted to inform the board members that there has been some new correspondence in the Old Pitman Hotel Site. The county reached out to him to make sure no construction permits are being currently issued, because there are still some outstanding issues on the county level that has not been met yet. Mr. Pierpont informed the board members that the builder is posting elevations in preparations for lot grading because it is one of the conditions. An architecture firm is in contact with him about the bulk requirements for the site and they are still in designing stage. Mr. MacDonald did send a letter to address the conditions on the resolution out to the construction code officials and the construction office. Mr. Romick replied that on the county side it is really simple, they are waiting on updated plans on the handicap ramp to approve the application.

Mr. Ryder wanted the opinion of the board about a phrase in the Master Plan report on the Downtown Broadway Business District. The Chamber of Commerce refers it as Uptown Business District; everything should be consistent. Chairman Aspras mentioned if everything could be done over again it will be referred to as Uptown not as Downtown.

Adjournment:

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

Respectfully Submitted,


Jessica Mignogna