

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

Minutes of February 21, 2017

Call to Order:

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

Attendance:

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

Absent members: Mr. Fijalkowski, Mr. Lowden, Mr. Owen

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

Swear in a new Alternate Member:

Mr. MacDonald swore in Carl Scutt as Alternate member.

Advisors Present:

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

Public Comments:

None.

Approval of January Minutes:

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

Abstain: Mrs. Kelley, Mrs. Stech

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-04: Jeff Cocchi, 127 7th Ave. B-19 L-25
Doors, porch & railings

2017-05: Megan English, 114 Southeast Ave. B-14 L-19
Porch & railings, fence

2017-06: Pitman Jewelry, 24 S. Broadway B-1 L-6
Replace entry door

A motion was made by Mrs. Kelley, second by Mrs. Stech to approve Historic applications 2017-04, 05 & 06. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick, Mr. Franchi

Mr. Madison stated to the board that the Historic Commission members all took a copy of the current Historic Application home to review and comment on any changes to update the application.

Discussion on C-1 Historic District:

Chairman Aspras mentioned to the board members that he and Councilman Austin met with Lisa Morgey (Chamber) and John Fitzpatrick (EDC). They were invited to attend tonight's meeting, but could not make it due to conflicts with their schedules. Chairman Aspras asked Councilman Austin to give the board the outcome of their meeting.

- Both EDC and Chamber would like the Downtown to stay Historic.
 - Benefits on being a Historic District
 - Able to apply for State grants

Councilman Austin wanted to bring up Historic Commission's application number 2017-06, for the Pitman Jewelry store. The store owner's door was destroyed by a brick and he was surprised that the owner had to apply for a Historic application. Mrs. Kelley brought up a new business coming to town that is being held up from opening, because they now have to wait for the March meeting to get their approvals. Chairman Aspras replied to Mrs. Kelley by saying the new use committee set up a meeting within seven (7) days of receiving their application. The old system would have had that applicant apply to this board for a site plan. Then the applicant would have had to send out certified letters for the two hundred foot list (200 ft) and advertised in the paper and that could stretch out for three (3) months. Mr. Pierpont spoke to the board and gave examples if the C-1 District was to be taken out of the Historic District. The applicant would just have to go under a different committee to receive approvals. Currently, if an application comes in for zoning and has to go in front of the Historic Commission, then the zoning application can be approved contingent of Historic Commission approvals. After a discussion the board members agreed if the Downtown was to be taken out of Historic District, then another committee would be the ones reviewing the applications for approvals.

Mr. Pierpont wanted to respond to Councilman Austin about the Pitman Jewelry store historic application. There is an exception for emergency repairs; the door could have been replaced immediately and then he would have up to thirty (30) days to apply for the Historic Application afterwards.

Report from Zoning Officer:

Mr. Pierpont gave the board a report:

The following are Year to Date statistics

- 17 Permits issued
- 5 Clothing Bin renewals
- 1 Outdoor seating renewal
- 4 Complaint Investigations
- 2 Violation Letters issued
- 12 People visited the Office during Wednesday evening hours
- 2 Appointments outside regular hours

New Use Waiver Committee:

Mr. Ryder gave the board a report:

Application number: 17-567

Board & Brush Creative Studio- 17 S. Broadway

The committee approved the application for retail/creative “do it yourself” art studio. The owner is looking forward to moving their business here to Downtown Pitman.

Economic Development Committee:

Mr. Owen gave the board a report:

- Broadway Theater will be celebrating their 90th year.(details on Facebook.com)
 - Will be holding a fundraiser during their event on April 9th
 - Raised money will go towards the pocket park on Theater Avenue
- Last meeting not enough members to vote on the sign for Broadway and Holly Avenue
 - Vote would have been to go forward with the parking study
- Wants to get Borough Council to approve the abandon properties act.
 - Councilman Austin stated that council is looking into it.
 - Council is following up on Collingswood, and how it works for them.

Site Plan Committee:

None.

Subdivision Committee:

Mrs. Kelley gave the board a report:

- Waiting on a cut and dry application to be submitted.
- Subdivision will go in front of Borough Council for approval.

Master Plan Committee:

Mr. Ryder gave the board a report:

- Draft was completed
- Wants to meet with the committee to go through the draft
 - Any board comments on the draft, email Mr. Ryder
 - Comment before March 6th.

Environmental Commission:

Mr. Slenkamp gave the board a report:

- Earth day will be held on May 20th, same day as craft fair.
- Short meeting this past Saturday in Betty Park
 - About the location of the buffers

Councilman Austin was informed that there may be a problem with the dam by Glen Lake and they should have someone go and take a look at it.

Council Report:

Councilman Austin gave the board a report.

- Last Council meeting the council members presented awards for the firemen in town
 - Life saving awards.

Other Business:

None.

Adjournment:

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

Respectfully Submitted,

Jessica Mignogna