

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

MinorSubdivision & 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.

