

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

Minutes of February 20,2018

Call to Order:

Chairman Aspras called the meeting to order at 7:00PM

Attendance:

Chairman Aspras, Councilman Weng, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick.
*Mr. Franchi and Mr. Owen arrived after approval of January minutes.

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

Advisors Present: Mr. Mac Donald, Solicitor, Clark Pierpont, Zoning Officer

Approval of January 2018 Minutes:

A motion was made by Mr. Romick and second by Mr. Ryder to approve the January 2018 minutes.

On voice vote: Chairman Aspras, Councilman Weng, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Mattison

Application Number 2018-4: Bella Home Interiors, 35 S Broadway, B-74 L-1
Change Pain trim color on lower window to match
Window trim next door

Application Number 2018-5: Louis Lunetta, 166 East Ave, B-13 L-34
Replace shingle roof / Preapproved by Zoning Officer

Application Number 2018-6: DWR Enterprises, LLC 135 6th Ave, B-18 L-25
Roof & Gutter replacement / Preapproved by Zoning Officer

Application Number 2018-7: Shawn Lepley/Pete's Roofing, 106 7th Ave, B-20 L-14
Roof & Gutter replacement / Preapproved by Zoning Officer

Application Number 2018-8: Martin Altersitz, 186 West Ave, B-188 L-24
Door and Window replacement / Paint- Trim, Fascia and Soffit
Replace- deck boards, additional joist support, handrails for
Downstairs front porch

A motion was made by Mr. Lowden to approve all 5 Applications, 2018-4 through 2018-8, and second by Mrs. Stech. On voice vote: Chairman Aspras, Councilman Weng, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Report from Zoning Officer:

Mr. Pierpont reported that it was a slow month in the Zoning Office. He informed the board that a subdivision on Laurel Ave. could be expected in the near future with no variances. He also reported that

there was a meeting with a Real Estate Agent in reference to two properties, Vanity Health Club and Bob's Hobbies.

New Use Waiver Committee:

Nothing new to report

Economic Development Committee:

Mr. Owen reported that the Committee met and there was a full house with much participation. The Theater Ave Pocket Park is currently the Committees main concern. The infrastructure is in disrepair, and the topic with Council is, where it will land in the budget. He also added that Fazio is donating pavers to help with the expense of the project. Several other topics that the Committee is working on include , beer gardens and the presence of alcohol on the outside of buildings, bringing in planters and dressing up other areas with additional signage and updating the parking and street signs. He added, that the committee is an energized group and the public is invited to attend their meetings. Mr. Owen asked if there were any key points that may concern Planning and Zoning. Chairman Aspras mentioned both of the previously mentioned properties, Vanity Health Club and Bobs Hobbies. Mr. Owen stated that Bobs poses more of an issue and presents some hesitancy on the part of the developer. There was then discussion about the developer's intent for both properties including condominiums.

Site Plan Committee:

No new site plans

Subdivision Committee:

Chairman Aspras stated that there was a subdivision expected as reported by Mr. Pierpont

Master Plan Committee:

Mr. Ryder reported that the Committee is currently dormant and taking the month off

Environmental Commission:

Mr. Slenkamp reported there was nothing new but the Committee is still looking at a tree ordinance

Council Report:

Councilman Weng stated that Ordinance 1-2018 was introduced by Councilman Austin at the Jan 22, 2018 Council meeting. This is the proposed amendments to section 35-11.3. The change is to allow the manufacture of alcoholic beverages in the Planned Industrial zone. The amendments passed the 1st reading at the Jan 22, 2018 meeting. At the 2nd reading on Feb 12, 2018 the amendments were passed with no public comments and passed into law.

He also reported:

- At the Feb 12, 2018 council meeting, Resolution #36 was passed, retaining Tim Kernan as Borough Planner.
- A meeting with the Zoning Officer, Council members, and an interested buyer for Vanity Health and Bob's Hobbies looked positive. He was excited but knows they both need work. There is willingness to invest funds to bring them up to code to make them attractive for buyers. The investor is also willing to make changes to acquire a restaurant for the location. Vanity is more appealing to him than Bob's as there is much more work to be done, involving more of an investment.

Old Business:

Chairman Aspras stated that as part of the reexamination of the Master Plan, it had been decided that the Sony property was to be put into a redevelopment zone. He then asked Mr. MacDonald what the next step would be to proceed with this change.

Mr. Macdonald stated that the process needs to start with Council requesting the board, to designate this area a redevelopment zone.

Chairman Aspras then asked, did the Planning / Zoning Board want Councilman Weng to approach the topic with Borough Council.

Mr. Owen then questioned if it is advantageous for the Borough to call it a redevelopment zone. Mr. Macdonald stated that the change would give us leverage as Eminent Domain, adding that how it works into the Boroughs plans in the future is unknown. Mr. Romick stated that changing the designation may move the current owner to do something with this valuable property. There was then discussion about the responsible party for the contamination and areas of wetlands.

Mr. Owen motioned to ask the Council to investigate the advantage of changing the Sony property into a redevelopment zone and was second by Mr. Romick. On voice vote: Chairman Aspras, Councilman Weng, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Zoning Ordinance Review

Chairman Aspras then confirmed that Mr. Romick, Mr. Owen, and Mr. Lowden would join him in serving on the Zoning Ordinance Review Committee.

Mr. Owen motioned to adjourn and was second by Mr. Lowden. All in favor.