

Borough of Pitman  
Combined Planning/Zoning Board  
Minutes of May 21, 2018

**Call to Order:**

Mrs. Stech called the meeting to order at 7:00 PM

**Attendance:**

Councilman Weng, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

**Absent Members:** Chairman Aspras, Mr. Fijalkowski, Mr. Scutt

**Advisors Present:** Mr. MacDonald, Solicitor, Tim Kernan, Engineer, Walt Madison, Historic Commission

**Approval of April 2018 Minutes:**

A motion was made by Mr. Lowden and second by Mr. Franchi to approve the April 2018 minutes. On voice vote: Councilman Weng, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mrs. Stech, Mr. Romick, Mr. Franchi

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison

Application Number 2018-19: Ludwig Apostle, 10 Fouth Ave, B-6 L-3  
Replace front door with solid pine door.  
Add  $\frac{3}{4}$  glass storm door

Application Number 2018-20: Lisa Reichenstein, 138 Second Ave, B-11 L-20  
Build shed with colors to match house and gray  
Asphalt shingle roof. Carriage type doors

Application Number 2018-21: Lisa Gohr, 196 Southwest Ave, B-21 L-32  
Remove and replace old porch decking, framing  
andFootings. Same porch dimensions.\*Replacing  
24" railing  
With spindles of the same height (if possible)\*

Application Number 2018-22: Danijela Kracun, 29 S Oak Ave, B-4 L-14  
Roof replacement 2<sup>nd</sup> story, stucco siding, paint  
and Door replacement, window replacement

Application Number 2018-23: Roseanne & Greg Stefenkiewicz, 210 West Ave  
B-188 L-31  
Addition to right side of house. Change roof line to  
A-frame  
Replace roof, siding windows. Replace front porch  
entire length of house

Application Number 2018-24: Sebastiano Bonaccorso, 109-111 W Jersey Ave,  
B-3 L-19  
Exterior and sign painting

Application Number 2018-25: Wendy Boulton, 195 East Ave, B-25 L-16  
Replacing of existing rear fence. Cedar fencing,  
custom cut to meet Historic Commission  
specifications

Application Number 2018-26: Patricia Forte, 8 S Broadway, B-1 L-2  
Replacing old chain link and stockade with 6ft  
vinyl fence

A motion was made by Mr. Lowden and second by Mrs. Kelley that Application  
2018-21 be approved with the stipulation that porch  
rails meet code and kept at same height. On voice vote: Councilman Weng, Mrs.  
Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp,  
Mrs. Stech, Mr. Romick, Mr. Franchi

A motion was made by Mr. Franchi and second by Mr. Lowden to approve all 8  
Applications, 2018-19 through 2018-26, with the afore mentioned stipulation  
on Application Number 2018-21, concerning the porch railing. On voice vote:  
Councilman Weng, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder,  
Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

## **NJ DEP MANDATORY ONLINE TRAINING – STORMWATER REVIEW:**

Solicitor MacDonald presented the new NJ DEP requirement concerning Stormwater Training review, for all Municipal Board and Governing Body Members. All members must review and complete training by July 1, 2018, and New members within 6 months of commencing duties.

## **UPDATE ON SONY PROPERTY – BL138 L1**

Councilman Weng reported that Mayor Johnson, Borough Solicitor Tim Scaffidi, and Planner/Engineer Tim Kernan, met with the owner of the Sony property. He reported that he felt as though there would soon be positive action coming from this meeting.

Solicitor MacDonald presented **Resolution No. 2018-07**, concerning the Sony property.

Mr. Owen made the motion, and second by Mr. Slenkamp to approve **Resolution No. 2018-07**, authorizing Board Planner, J. Timothy Kernan, **TO CONDUCT A PRELIMINARY INVESTIGATION INTO WHETHER OR NOT AN AREA OF THE BOROUGH OF PITMAN QUALIFIES AS A “NON-CONDEMNATION REDEVELOPMENT AREA”**. On voice vote: Councilman Weng, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

## **Report from Zoning Officer**

No report

## **New Use Waiver Committee**

~~Mr. Fijalkowski~~ It was reported that there will be a new hair salon on W. Jersey Ave. at the site of the old Crafters Cottage.

## **Historic Commission**

Mrs. Stech reported that there was concern over the new electronic sign located on the corner of W. Holly Ave. and Broadway. There was discussion and agreement that the moving and flashing lights are not permissible by code. Councilman Weng stated that he would speak to Mrs. O'Donnell concerning this matter.

### **Economic Development Committee**

Mr. Owen reported that there is currently discussion on imposing a new tax on the boroughs business property owners. The purpose of the tax would focus on the improvement of the town's business district.

### **Site Plan Committee**

Mr Fijalkowski – Nothing to report

### **Subdivision Committee**

Mrs. Kelley – Nothing to report

### **Master Plan Committee**

Mr. Ryder – Nothing to report

### **Environmental Commission**

Mr. Slenkamp reports that the commission ~~is holding~~ attended a work session concerning Alcyon Woods to state its intent to restrict development of the woods.

### **Council Report**

Councilman Weng reported that as of yet there are no bidders for the Boroughs only liquor license.

### **Other Old/New Business**

Mrs. Kelley asked for an update on the current Council discussion of the Boroughs parking situation. Councilman Weng stated that Council is still waiting for the report from Ms. Rudley and her committee.

Mrs. Kelley made a motion and second by Mr. Lowden to adjourn. All in favor.

Respectfully submitted,  
Connie Anderson