

Borough of Pitman
Combined Planning / Zoning Board

Minutes of Nov. 19, 2018

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Weng, Mr. Fijalkowski, Mayor Johnson, Mr. Lowden, Mr. Ryder, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Absent Members: Mr. Owen, Mrs. Kelley, Mr. Slenkamp, Mrs. Cioffi

Advisors Present: Mr. Warren Carr, for Mr. MacDonald, Solicitor, Tim Kernan, Engineer, and Walt Madison, Historic Preservation Commission

Mr. Owen and Mrs. Cioffi arrived after roll was called.

Approval of October 2018 Minutes:

A motion was made by Mr. Romick and second by Mr. Ryder **to approve** the amended minutes of October 2018.

Chairman Aspras: Yes
Councilman Weng: Yes
Mr. Ryder: Yes
Mrs. Stech: Yes

Mr. Romick: Yes
Mr. Franchi: Yes
Mrs. Cioffi: Yes

Chairman Aspras introduced Mrs. Doris Cioffi, new member to the Borough of Pitman Combined Planning and Zoning Board.

Mayor Johnson swore in Mrs. Cioffi.

Historic Preservation Commission:

Mr. Carr swore in Walt Madison

Application Number 2018-56: Michelle LaPlante, 198 Southwest Ave.

B-21 L-31

Roofing, walkout basement, replacement gutters

Application Number 2018-57: Robb & Kelsey Masters, 171 North Ave.

B-17 L-21

Fencing

Application Number 2018-58: Kristin Konstruktion Co of DE, 23 Webb Ave.

B-6 L-21

Siding

Application Number 2018-59: Joan C. Watson / Jana D. Watson, 117 10th Ave.
B-22 L-7
Fencing

A motion was made by Mrs. Stech and second by Mr. Lowden to approve all four applications, No.2018-56 through 2018-59.

Chairman Aspras: Yes	Mr. Romick: Yes
Councilman Weng: Yes	Mr. Franchi: Yes
Mr. Fijalkowski: Yes	Mr. Scutt: Yes
Mayor Johnson: Yes	Mrs. Cioffi: Yes
Mr. Lowden: Yes	
Mr. Ryder: Yes	
Mrs. Stech: Yes	

Mr. Carr introduced the **Memorialization of Resolution 2018-10:**

Falconrock Properties, LLC
54 Longmere Ave.
Block 34 Lot 2

*Applicant's voluntary withdrawal of their application without prejudice.

Voting to Memorialize Resolution 2018-10:

Chairman Aspras: Yes
Mr. Owen: Yes
Mr. Ryder: Yes
Mrs. Stech: Yes
Mr. Romick: Yes
Mr. Franchi: Yes

Chairman Aspras introduced the **Draft for the Sony Redevelopment Plan**. Members of the board were informed that copies of the plan were e-mailed to them earlier in the evening, and that Mr. Kernan, would be available to discuss its content.

Distribution of Short Term Rental Ordinance

Chairman Aspras turned the topic over to Councilman Weng.

Councilman Weng gave the background information in reference to the Air BNB located on Columbia Ave. that was the subject of the original complaint brought forth by the neighbors on the street. He reported that there were various complaints about noise, trash pick-up and condition of the property.

Councilman Weng and the Mayor discussed the complaints and decided it was a quality of life issue, and needed to be addressed as soon as possible. Chairman Aspras was able to do some research as to what other towns are doing to address the issue.

Upon consulting with the Borough Solicitor Borough Council was able to craft an ordinance with a 28 day minimum stay. There were some exceptions, creating exemptions from this ordinance, for active military personnel and legitimate Bed & Breakfasts.

He then explained that the ordinance was introduced at the last Council meeting and that before the second reading, Council wanted to know if there was any additional input from the Planning & Zoning Board.

Mrs. Stech asked who was in charge of enforcement. Councilman Weng stated that anyone who received a complaint is able to act on it, police department, code enforcement, the zoning officer or the housing officer.

Chairman Aspras then asked the question, does this mean no short term rentals less than 28 days.

Councilman Weng stated yes this correct, with the two exceptions noted. Chairman Aspras then noted to all members that a copy of this ordinance has been e-mailed to each of them.

Report from Zoning Officer:

No report

New Use Waiver Committee:

Mr. Fijalkowski reported that they had one application on October 29th. Application # 18-581, located at 5 North Broadway. The application was for Wellness and Belly Dancing, and a single use application. No changes to the facility at all, no parking issues or problem with occupancy, and the application was granted.

Historic Commission Update:

Mrs. Stech reported that there was nothing new. Chairman Aspras asked if there was anything new on the software update for the commission. Mr. Madison stated that there has been a brief discussion.

Economic Development Committee:

Mr. Owen reported that the Committee met last week. The winter Village will continue again this year beginning December 1st, and will center around Ballard Park.

Pitman Bucks is currently being promoted by the Chamber and available online and at the Art Gallery.

The group is also finalizing colors for street signs that are more colorful and historic.

The group is working on additional lighting for Second Ave., similar to the lighting on Theater Ave. in order to brighten the area.

There is also a Bike Committee being formed to promote the bike trail and to put focus on riding instead of driving everywhere.

Sony Revelopment Plan

Chairman Aspras then introduced Tim Kernan, Planning & Zoning Engineer.

Mr. Kernan reported that his findings were that the Sony Plant qualifies as an area in need of redevelopment. He then asked if the Mayor and Council were interested in moving forward.

Councilman Weng replied that they were ready to proceed.

Mr. Kernan said that when Mr. MacDonald returned from vacation that they would begin the notifications, have a public hearing at the December meeting and adopt a resolution declaring it an area in need of redevelopment.

The topic of light rail being suitable for this location was then discussed.

Mayor Johnson then reported that he had recently received an e-mail in reference to light rail and that representatives for light rail were interested in attending town meetings in the near future. He also stated that he had heard that funding has become available.

Chairman Aspras then asked if we should send the owners of the property a copy of the Redevelopment Plan. Mr. Kernan agreed that he could send an e-mailed copy .

Site Plan Committee:

Mr. Fijalkowski – No activity

Subdivision Committee:

Chairman Aspras - No activity

Master Plan Committee:

Mr. Ryder – Nothing to report

Environmental Commission:

No report

Council Report:

Councilman Weng reported that John Holroyd in the construction Office has retired. John held 5 different licenses and ran the Construction Office. In order to fill his position 5 different officials were hired and the Borough was still able to stay within the budget.

The liquor license is going out for bid a second time. Council is deciding what to start the minimum bidding at, as it would need to be under the first minimum bid of \$550,000.00.

There was then discussion of the difference between a consumption license and a concessionaire license.

Chairman Aspras asked if there were any other Old or New Business.

Mr. Owen suggested that the board form a committee to look into the automated moving signs in the borough. He stated that he would be happy to get involved with this committee.

Chairman Aspras added that Mr. Pierpont had relayed to him that the Economic Development Committee has been unhappy with the banners in town.

Mrs. Stech motioned, second by Mr. Romick to adjourn. All in favor.

Respectfully Submitted,
Connie Anderson
Planning & Zoning Board
Secretary