

**Borough of Pitman
Combined Planning/Zoning Board
Minutes of October 15, 2018**

Call to Order:

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

Attendance:

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

Absent Members: Mr. Fijalkowski, Mr. Lowden, Mr. Scutt

Advisors Present: Mr. MacDonald, Solicitor, Walt Madison, Historic Preservation Commission, Tim Kernan, Planner/Engineer

Chairman Aspras opened the meeting to public comments.

Approval of September 2018 Minutes:

A motion was made by Mr. Ryder, to approve and amend the September 2018 minutes, with the addition of the words, **to approve**, appearing before the names of those voting in favor of the variance and minor sub-division, for Block 170 Lot 1 706 Cedar Ave., second by Councilman Weng.

Chairman Aspras: Yes
Councilman Weng: Yes
Mr. Fijalkowski: Absent
Mrs. Kelley: Yes
Mr. Lowden: Absent
Mr. Owen: Yes

Mr. Ryder: Abstain
Mr. Slenkamp: Yes
Mrs. Stech: Yes
Mr. Romick: Abstain
Mr. Franchi: Yes
Mr. Scutt: Absent

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison

Application Number 2018-51: Shoshanna Des Chenes - 5 North Broadway
Block 114 Lot 6
White vinyl sign

Application Number 2018-52: Anthony Asbury – 28 S. Broadway
Block 1 Lot 7
Paint dingy white, black

Application Number 2018-53: David Burger – 59-67 S. Broadway
Block 74 Lot 5.01
Install New windows

Application Number 2018-54: Greg Stefankiewicz – 210 West Ave
Block 188 Lot 31
Paint House, door and
Shutters. Roof weathered
Wood. Siding.

A motion was made by Mr. Ryder to approve all 4 of these applications, second by Mrs. Stech.

Chairman Aspras: Yes
Councilman Weng: Yes
Mr. Fijalkowski: Absent
Mrs. Kelley: Yes
Mr. Lowden: Absent
Mr. Franchi: Yes

Mr. Owen: Yes
Mr. Ryder: Yes
Mr. Slenkamp: Yes
Mrs. Stech: Yes
Mr. Romick: Yes
Mr. Scutt: Absent

Mr. Madison then presented application 2018-55 – Pitman Recreation Commission, for a new sign at the tennis courts. Mr. Madison stated that the application was denied for the following reasons: The sign being 8 ft by 3ft is too large for the area, no graphics, and the applicant needs to clarify the signs location whether it will be inside or outside of the fence, and where it will hang on the fence. The sign should also match the other signs in the recreation fields throughout the town.

Councilman Weng asked if the tennis courts are inside the historic district. Mr. Madison said that that is still in question. Mr. MacDonald stated that it should be researched as to whether they are in the Historic District and to check with the Zoning Officer to confirm. Mr. Madison then explained that since the application

was brought before the Historic Commission they decided to act upon it even without being certain.

Chairman Aspras then asked if the Borough was the applicant, and Mr. Madison answered yes the Recreation Commission was part of the Borough. Chairman Aspras then asked Mr. MacDonald how the board would go about getting an extension to research this information. Mr. MacDonald then said it would be up to the applicant how to proceed.

Mr. MacDonald then swore in the applicant, Mr. Jay Todd, of 502 Pitman Ave. Mr. Todd explained that they had obtained approval to rename the tennis courts at the last Council meeting. They are now looking to get the sign approved. He stated that they are willing to make all recommended changes and would like to get the approval this evening and move forward with the sign.

Mr. MacDonald stated that it was clear that the applicant was willing to make the changes noted. However, the applicant had two choices. Either the board denies and the applicant returns to the Historic Commission or the board extends the hearings. Mr. Todd then stated he would go back to the Historic Commission with the agreed changes.

Councilman Weng stated that he felt that the Historic Commission should determine if the tennis courts were actually in the Historic District. Mr. Madison agreed. Mrs. Kelley then asked if it is determined that the courts are not in the Historic District would the application then go to council for approval. Mrs. Stech and Councilman Weng both answered yes, it would go before Council and would be subject to the sign ordinance.

Mrs. Stech motioned to extend the application without prejudice, second by Councilman Weng with the permission from the representative from the Commission.

Chairman Aspras: Yes
Councilman Weng: Yes
Mr. Fijalkowski: Absent
Mrs. Kelley: Yes
Mr. Lowden: Absent
Mr. Owen: Yes

Mr. Slenkamp: Abstain
Mrs. Stech: Yes
Mr. Romick: Yes
Mr. Franchi: Yes
Mr. Scutt: Absent
Mr. Ryder: Yes

Public Hearing – Use Variance to Permit Bed & Breakfast

Falconrock Properties, LLC

54 Longmere Ave. B34 L2

Mr. MacDonald swore in- Joseph Falkenstein – 4 Barclay Court Medford, NJ and
Karen James – 54 Longmere Ave. Pitman, NJ

Mr. MacDonald then informed the board that the Council Representative and the Representative for the Mayor have both left the dais, because in their roles they do not participate in a D variance, and will not participate in this hearing.

The eligible members present to vote will be: Chairman Aspras, Mrs. Stech, Mr. Ryder, Mr. Romick, Mr. Owen, Mr. Slenkamp, Mr. Franchi.

Chairman Aspras then explained to the public what the procedure of the hearing would be going forward.

The board will first hear the applicant's presentation, then the presentation from our engineer, and then open up the hearing to the public.

Council for the applicants, Mr. William Streitz of the firm, Ware, Streitz & Thompson then introduced himself and presented proof of publication for the advertising for the two Use Variances and gave it to Mr. MacDonald. Chairman Aspras then confirmed that the advertising was correct.

Mr. Streitz explained that Karen and two of her children reside at the property on the second floor. Their plan is to renovate the first floor to house a bed and breakfast. They hope to give answers to any questions that the board or public may have at this time.

Mr. Joseph Falkenstein then testified why he and his sister bought the property, that they had very fond childhood memories of the house and the property, as they had grown up in Glassboro. The house is currently a 6 bedroom, 3 bath house and they have plans to develop it into an 8 to 9 bedroom with 5 baths. The thought would be over time, up to 6 bedrooms would be used for a Bed & Breakfast or guest rooms for College students.

He further explained that the grounds of the property are currently shared with the community as part of the park and they are happy to do that. There have been some renovations of the grounds so far and their plans are to continue to renovate.

In addition they would like to offer the property as an area to host small music concerts for the community and offer housing for Rowan music students. He also believes that they have adequate space for parking. In closing, they would like to form a committee made up of neighbors, Rowan staff and members of the Pitman Economic Development Committee. All would have input in regards to their plans, as they want to be good neighbors.

Mr. Streitz then asked to have the certified copy of the survey as applicant's exhibit P1. Mr. Falkenstein then added that he wanted to renovate the entire ground floor and to mirror what is on the upper floor, a typical large house, including, 4 bedrooms, 2 bathes, living room, dining room, kitchen, porch and foyer. The lower floor is currently a 2 bedroom, one bath mother in law suite. Mr. MacDonald then clarified that the survey be exhibit P1 and the floor plan, addendum one to the application, be referred to as P2. He also pointed out that addendum 2 has a portion of the survey allotted for parking, P3.

They then presented an aerial view of the home, as well as two side views supporting P1 and P2 for proposed parking areas. Pictures of the home, the pool, the gazebo and the lake were then presented for those that were not familiar with the property, P4 and P5.

Mr. MacDonald then suggested that members of the public should be able to view the pictures which were then distributed.

He then explained that this is a two part process. If the variances are approved then they would be approved subject to the full site plan review by the board. If the review doesn't show or prove the different things that a site plan looks at, then they would not have the variance.

Mr. MacDonald then acknowledged Karen James, the owner/occupant of the property. Ms. James then testified that she is a Rowan University employee and is involved in the Music Department at Rowan, as her son and daughter-in-law, an international student, were both students of the Music Department at Rowan University. She then testified that everything her brother, Joseph Falkenstein stated was true and added that she wants to be a warm and welcoming neighbor. She stated that she and two of her children were currently residing in the home.

Chairman Aspras asked, what the total number of rooms they were planning. Mr. MacDonald then asked for a clarification of how many for family and how many for guest rooms. Mr. Falkenstein stated that the upper level currently has four bedrooms, for family only. Potentially two of those bedrooms could be used as guest rooms as Ms. James' family moves out in the future.

On the lower level they are looking to accommodate four bedrooms. At the maximum the B&B would not exceed 6 bedrooms and 2 for the family quarters. It was also stated by Mr. Falkenstein that the current B&B laws in Pitman allow for up to 4 guests per room but they will gladly agree to the maximum of 2 guests per room.

Mr. MacDonald swore in Planning & Zoning Engineer Tim Kernan. Mr. Kernan then stated the 8 conditions of the criteria for a Bed & Breakfast in Pitman.

- 1.) B&B must be located in a single family owner occupied residence.
- 2.) The residential exterior of the dwelling must not be altered.
- 3.) At least one bathroom shall be provided solely for guests
- 4.) Shall be no more than 3 guest rooms and each room shall have only 4 or fewer guests. There shall be no provisions for cooking facilities in a guest room. Breakfast shall be provided for guests before noon each day, but no other meals are to be provided.
- 5.) The length of stay shall not exceed 30 days. A guest register must be kept and make the register available to the zoning or coding officer.
- 6.) Only one employee is permitted on the premises, members of the owners immediate family shall not be considered employees.
- 7.) Off street parking is provided. One parking space per guest room and for one employee and be 15 feet from street or property line and screened and landscaped from view.
- 8.) The B&B identifies itself with signage abiding by the sign regulations in Section 35-34.

Tim Kernan then presented his report to the board. He reported that although some of the criteria is met there are some exceptions. B&B's are not permitted in the Park Conservation District and would require a Use Variance as they have applied for.

There are also some preexisting nonconforming conditions, as far as front and side yard setbacks.

Furthermore, Criteria#4 the amount of guest rooms, and the usage of the kitchen to more than just breakfast, #5 the length of stay, not in reference to the B&B but in reference to the music students on a semester basis , and #7 parking spots , are all conditions not met in this application.

Chairman Aspras then opened the hearing to the public, the following people spoke against the application:

Mark Popadopolis – 143 Glen Lake Blvd.
Arlene Popadopolis – 143 Glen Lake Blvd.
Carol Fisher – 137 Glen Lake Blvd.
Nancy Smith – 131 Glen Lake Blvd.
Carol Cheeseman – 907 Glen Lake Blvd.
Kurt Nicholson – 53 Longmere Ave.
Harry McCleish – 128 Glen Lake Ave.
Bethanne Peek – No address given
Kathy Strech – 4 Glen Lake Ave.
Bruce Scott – 717 W. Jersey Ave.

Chairman Aspras then closed the public portion of the meeting. Mr. Streitz asked for a five minute recess to talk to his clients.

Chairman Aspras called the meeting back to order at 8:55 pm and recognized Mr. Streitz. Mr. Streitz then stated that his clients have listened to their neighbors concerns and have decided to withdraw their application without prejudice.

Chairman Aspras recognized Solicitor MacDonald.

Memorialization of Resolution 2018-09
Resolution for Minor Subdivision Approval
And Bulk Variance for Lot Area
Block 170 / Lot1
706 Cedar Avenue
Paul & Patricia Burgio

A motion was made by Mr. Slenkamp and second by Mr. Franchi to adopt and memorialize Resolution 2018-09.

Chairman Aspras – Yes
Councilman Weng – Yes
Mrs. Kelley – Yes
Mr. Owen – Yes

Mr. Slenkamp - Yes
Mrs. Stech - Yes
Mr. Franchi - Yes

Discussion of Short Term Rentals AIR BNB

Mr. MacDonald reported that this topic was discussed at the last meeting of Pitman Planning & Zoning. It was also brought up at the last council meeting and sent back to the Planning & Zoning for a review of its consistency with the Borough Master Plan. Although the Borough Council will be writing the ordinance, they are interested in knowing how it fits with our Master Plan.

Chairman Aspras then stated that he had drafted the ordinance that the board was looking at this evening. It is a copy of a current ordinance with some changes. Chairman Aspras then asked if Council would like the Planning Board to deliver a product at the next meeting. Councilman Weng said it would be helpful and that he would present it at their meeting.

There was then discussion of limitations of a time frame for these rentals. Councilman Weng felt that at least a 30 day minimum to cover a month to month lease.

Mr. Franchi stated that he would not be in favor of anything less than 6 Months.

Mrs. Kelley said there were concerns with Air BNBs as they do not promote our neighborhoods. There are also issues in large cities already with Air BNBs with parking and absentee landlords.

Mr. Romick stated he felt that we should not be overly restrictive as this could affect our housing market. He also stated that as far as noise and parking issues go, we already have ordinances in place and there should not be an issue.

Mr. Ryder then said that the proposed ordinance was heavy and prohibitive. The ordinance eliminates the Bed & Breakfast in Pitman. If you rent for over 180 days it doesn't keep college rentals from happening, and our

neighborhoods being taken over. He feels we should be able to regulate the short term rentals without prohibiting them totally.

Mrs. Stech stated that she was torn. We are a residential town and she understands the Air BNB concept but it is meant for large cities and not our small town.

Tim Kernan had some questions about the Air BNB topic in Pitman and Councilman Weng explained the current situation with the two already located in town. He then said he would be willing to do some research.

Chairman Aspras then said he discussed this topic with the Chairman of the Collingswood Planning & Zoning Board and they have not passed anything there yet, as they are being very careful due to expected appeals.

Report from Zoning Officer:

No report

New Use Waiver Committee:

No report

Tim Kernan mentioned that he just signed off on the project on Woodbury Glassboro Road and would brief Chairman Aspras on the topic after the meeting.

Historic Commission Update:

Mrs. Stech reported that they had the applications presented this evening.

Economic Development Committee:

Mr. Owen reported that funding for the bike trail was approved and will run behind Timber Streams tying into Mantua and Glassboro. It will take about 12 months to implement the plan.

Signage is still being worked on for the uptown district.

Site Plan Committee:

No report

Subdivision Committee:

Mrs. Kelley – Nothing to report

Master Plan Committee:

Mr. Ryder quoted page 17 of the Master Plan. Objective – To maintain the current standards for the density development including the prohibition against the conversion of old homes into apartments.

Environmental Commission:

Mr. Slenkamp reported that this Saturday was the last time this year to participate in household special waste collection day, 8am to 2pm at the Clayton Complex.

Council Report:

Councilman Weng reported that at the last Council meeting they passed two resolutions authorizing submission of grant applications for reconstruction and resurfacing of the following roads: Adams, Seneca, Glenlake and Tuohy Avenues.

Council also voted to rename the tennis courts at Shertle Park after Debbie & Tom Slenkamp.

Councilman Weng made the motion, and second by Mrs. Stech, to adjourn. All in favor.

Respectfully Submitted,
Connie Anderson

