

**Borough of Pitman
Combined Planning/Zoning Board**

Minutes of April 15, 2019

Call to Order:

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

Attendance:

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

Absent Members:

Mr. Franchi, Mrs. Cioffi

*Mrs. Cioffi arrived late

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Kernan, Planner/Engineer, Mr. Madison, Historic Commission, Mr. Pierpont, Zoning Officer

Approval of March 2019 Minutes:

Mr. Romick motioned, and Mr. Ryder second **to approve** the March 2019 minutes.

Chairman Aspras: Yes

Councilman Weng: Yes

Mrs. Kelley: Yes

Mr. Owen: Yes

Mr. Ryder: Yes

Mr. Slenkamp: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Public Comments:

No public comments. Chairman Aspras announced that if anyone was present for the Blasscyk hearing, to be advised that it was not on this month's agenda and would most probably be heard next month.

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Madison, chairman of the Historic Commission.

Application No. 2019-10

Patricia Forte

8 S. Broadway

Block-1 / Lot-2

Replacement of windows

Application No. 2019-11

Gentle Giant

13 S. Broadway

Block-73/Lot-3

Decal door sign

Application No. 2019-12

Steven & Tiffany Weiss

140 West Ave.

Block-188/Lot-13

New dwelling

Application No. 2019-13

Diane D'Acqua

11 S. Broadway

Block-73/Lot-3

Awning/ name change

Mrs. Kelley motioned and second by Mr. Romick to approve Application No. 2019-10 through 2019-13.

Chairman Aspras: Yes

Mr. Fijalkowski: Yes

Mr. Owen: Yes

Mr. Slenkamp: Yes

Mr. Romick: Yes

Mrs. Cioffi: Yes

Councilman Weng: Yes

Mrs. Kelley: Yes

Mr. Ryder: Yes

Mrs. Stech: Yes

Mr. Scutt: Yes

Application No. 2019-14

William & Carla Evans

134 North Ave.

Block-5/Lot-12

Double hung windows/porch

Windows/Sliding glass, were not installed according to guidelines. The Historic Commission met with the builder and the homeowner and felt that the windows could be approved, in order to keep the project moving, with the intention of replacing the sliding glass with double hung windows.

Mr. MacDonald swore in Mr. William Evans, 412 Carew Ave.

Mr. Evans presented pictures of the windows prior to being replaced. He explained that they are selling the house and they felt that restoring the house was not financially feasible. The sliders were added to keep a sunroom feel and for financial reasons. Double hung windows will cause a financial hardship but he understands that is what the Historic Commission prefers.

Mr. MacDonald explained that the Historic Commission has approved double hung windows for this application, and that is what is required for this property.

Councilman Weng motioned and second by Mr. Fijalkowski to approve Application No. 2019-14 with double hung windows.

Chairman Aspras: Yes

Mr. Fijalkowski: Yes

Mr. Owen: Yes

Mr. Slenkamp: Yes

Councilman Weng: Yes

Mrs. Kelley: Yes

Mr. Ryder: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Chairman Aspras recognized Russ Millard, secretary of the Pitman Historic Commission. Mr. Millard reported that there is currently a zoning issue with homeowners being permitted to repair 25% or less of a repair without getting a permit. He presented evidence of a fence repair that was replaced 25% at a time without needing approval resulting in a complete fence replacement.

Mr. Millard stated that this is not part of the Historic guidelines, but part of Zoning guidelines and the Commission thought that perhaps the Planning/Zoning Board would be interested in exploring the issue and felt that the board should be made aware.

Chairman Aspras recognized Mr. Clark Pierpont, Pitman Zoning Officer. Mr. Pierpont reported that the 25% rule is not in our ordinance book, that it is a gauge in the UCC. He disagrees with the fact that all homeowners are repairing 25% today and 25% tomorrow. It does happen that over the course of time an entire fence does get replaced. He explained that he would need to change this guideline for the entire Borough and not just for the Historic District. He feels that this would be an undue burden to the homeowner.

There was then discussion concerning whether home buyers in the Grove section of the Borough, are aware that they need to come before the Historic Commission before making repairs and changes. Mr. Millard stated that people buy houses from realtors and they start making changes without getting recommendations from the Commission. He then stated that because of new construction laws, that this is what the Commission is dealing with and they wanted to make the Planning/Zoning Board aware.

Chairman Aspras stated that the Planning/Zoning Board would work on a correction.

Memorialization – Robert & Claudette Blasscyk

**Resolution of the Findings & Conclusions of the Board
Of the Borough of Pitman
Use and Bulk Variances
55-57 North Oak Ave.
Block-200/Lot-4**

Resolution No. 2019-13

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

Minor Subdivision Appeal No:584

Lot Line Adjustment, Block 199, Lots 10 & 13
Yvonne Giovannitti & Vincent Jacobs
The Inn on Holly
120 West Holly Ave.

Chairman Aspras recognized Mr. Wayne Streitz of Woodstown, legal representation for Ms. Giovannitti and Mr. Jacobs. Mr. Streitz explained his applicants want to expand 14 ft into their neighbor's yard and their neighbors have agreed. Chairman Aspras asked, what was the intended use. Mr. Streitz stated that the contemplated use was grass side yard, moving the fence from the boundary to the new boundary.

Chairman Aspras recognized Mr. Kernan, Planner/Engineer for the Planning Board.

Mr. Kernan reported that according to the plan, Lot 10 will increase in area and Lot 13 will decrease in area. There is no construction proposed and they are simply moving lot and fence lines. Both Lot 10 and Lot 13 conform. And there are no new variances created.

Mr. MacDonald asked that the applicant testify to the use intention of the subdivision.

Mr. MacDonald swore in Ms. Yvonne Giovannitti and Mr. Vincent Jacobs.

Mr. Jacobs stated that the subdivision would allow for them to have a little bit of a backyard. He also stated that it was just intended for personal use.

Mrs. Kelley stated that she was aware that the property next door, Lot 13, had been for sale and asked if the agreement was with the old property owner or the new property owner. Ms. Giovannitti stated that the agreement was between them and the new property owner.

Mrs. Kelley motioned and second by Mrs. Stech to approve **Appeal No. 584** for the minor subdivision, waiving Item D.

Chairman Aspras: Yes

Councilman Weng: Yes

Mr. Fijalkowski: Yes

Mrs. Kelley: Yes

Mr. Owen: Yes

Mr. Ryder: Yes

Mr. Slenkamp: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Review of Zoning Changes for Microbreweries

Councilman Weng reported that we currently have 3 different Commercial Districts in the Borough. C1, C2, and the **TRC, Transitional Residential Commercial Zone**. None of these zones specifically permit a microbrewery, as we currently have in town. The C1 and C2 districts have language broad enough that our Zoning Officer felt microbreweries could be included within the definitions, but the Transitional Residential Commercial Zone does not have any such language. Council is asking that the word microbrewery be added to the definition for all three of these zones. The request has passed Council and is only awaiting approval from the Planning/Zoning Board.

There was then discussion of the **TRO Zone** being included, Nano breweries vs. Microbreweries, and their definitions, and the current liquor license that the Borough has available.

Mr. Ryder stated that he felt we needed to define the term Microbrewery in our ordinance. He then added that when we established our TRC Zone, it was then basically a residential zone with a few Commercial uses in it, but not restaurants. He is concerned that adding breweries to this area could be disruptive to the homes in this area. He also stated that we should examine other issues such as how close these breweries are located to schools, residences and churches.

There was then discussion as to whether this is consistent or inconsistent with the Master Plan. Mr. MacDonald then explained that the reason the Board is here is to simply decide whether, or not, this

ordinance, once it's changed in terms of the definition, whether then, the ordinance is consistent with the Master Plan and the Reexamination Report of that plan.

Chairman Aspras motioned and second by Councilman Weng, that Ordinance 13-2019 is consistent with the Master Plan, with the addition of the definition of the term "microbrewery", in the zoning ordinance.

Chairman Aspras: Yes
Mr. Fijalkowski: No
Mr. Owen: No
Mr. Slenkamp: No
Mr. Romick: No

Councilman Weng: Yes
Mrs. Kelley: No
Mr. Ryder: No
Mrs. Stech: No

Mrs. Kelley motioned and second by Mrs. Stech that Ordinance 13-2019 is inconsistent with the Master Plan, specifically relating to the TRC 1 Zone, as it is primarily residential areas and Houses of Worship, as described in the 2017 reexamination report, Section V- Subsection 1.G.

Chairman Aspras: No
Mr. Fijalkowski: Yes
Mr. Owen: Yes
Mr. Slenkamp: Yes
Mr. Romick: Yes

Councilman Weng: No
Mrs. Kelley: Yes
Mr. Ryder: Yes
Mrs. Stech: Yes

Report from Zoning Officer:

Mr. Pierpont reported that there were no real highlights in the past month. He suggested that if the Board is going to look at changing our fencing ordinance, they should look at fences on property lines that abut driveways. Our current ordinance does not restrict property owners from putting fences right on the property line when they are next to a driveway.

Economic Development Committee:

Mr. Owen presented the current EDC brochure that goes into Chamber and Realtor offices that help promote the town. He is open to any suggestions for changes and additions to the brochure. Bike racks have been added uptown to keep the bikes off sidewalks. He also showed pictures of the new street signs for the Historic District. He added new solar lighting is in the works for Second Ave. and that Banners will soon be back on the street poles.

New Use Waiver Committee:

Mr. Fijalkowski reported that there was no activity

Site Plan Committee:

Mr. Fijalkowski reported that there was no activity

Subdivision Committee:

Mrs. Kelley reported all was covered in our meeting this evening.

Master Plan Committee:

Mr. Ryder - Nothing to report

Environmental Commission:

Mr. Slenkamp reported that the Commission met with Andy Fox of the Recreation Department in reference to the Disc Golf Course in Alcyon Woods. There was some concern with the installation of the course in respect to the size, number and location of the trees that had to be removed to accommodate the disc course. As a result of the discussion an agreement and a resolution has been reached. Earth day is May 20th, (actual date May 18th) the same day as the Craft Fair. He also reported that additional sampling is being done this Spring and Summer at the Armory.

Council Report:

Councilman Weng reported that the two big issues on Council are the signing of the lease of Merryman's Pub, and the other topic is the Motus Project. Council recently voted to have a grant application filed with the state to purchase the 4 acres from Mrs. Young, at the end of Carew Ave, so that they would become Borough property and part of Alcyon Woods. This is the area where Motus wanted to put baseball fields. We have unofficial information that we are likely to be approved for the grant. Council is in negotiations with Mrs. Young.

Other Business:

Chairman Aspras reported that Mr. Lowden has resigned from his position as secretary on the Planning/Zoning Board.

Councilman Weng motioned and second by Mr. Ryder for the board to thank Mr. Lowden for his service on the Planning/Zoning Board.

All in favor.

Adjournment:

Mr. Owen motioned and Mrs. Stech second to adjourn.

All in favor.

Respectfully submitted,
Connie Anderson