

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

**Minutes of August 19, 2019**

**Call to Order:**

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

**Attendance:**

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

**Absent Members:**

Mr. Fijalkowski, Mr. Ryder, Mr. Slenkamp, Mr. Scutt, Mrs. Cioffi

**Advisors Present:**

Marla Gaglione, sitting in for Mr. MacDonald, Solicitor, Mr. Madison, Historic Preservation Commission, Mr. Roy Duffield, Zoning Officer

**Approval of July 2019 Minutes:**

A motion was made by Mr. Romick, second by Mrs. Kelley **to approve** the July 2019 minutes.

Chairman Aspras – Yes  
Mrs. Kelley – Yes  
Mr. Romick – Yes

Councilman Weng - Abstain  
Mr. Owen – Yes  
Mr. Franchi – Yes

**Public Comments:**

No public comments

**Historic Preservation Commission:**

Ms. Gaglione swore in Mr. Madison.

**Application No. 2019-31**

Scotti Bros. Inc.  
203 Embury Ave.  
BI-26 / L-8

**Roof replacement/ painting of fascia & soffit**

**Application No. 2019-32**

Patricia Forte  
8 S. Broadway  
BI-1 / L-2

**Closure of window/Replace with stucco wall**

**Application No. 2019-33**

Aaron Haines  
113 Seventh Ave.  
BI-19 / L-28

**Replacement of railing & balusters**

Mr. Owen motioned, second by Mrs. Stech to **approve all 3 applications No. 2019-31 through 2019-33.**

Chairman Aspras: Yes

Councilman Weng: Yes

Mrs. Kelley: Yes

Mr. Owen: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Mr. Franchi: Yes

#### **Architectural Code Review**

Chairman Aspras then introduced the topic of the Boroughs Architectural Code, in reference to the old Bob's Hobbies building. He then asked the board members if they had reviewed the code. Mr. Romick said that he thought the language was clear and that the code plainly states "the building shall be painted if required." Mrs. Kelley stated that they had torn up the carpet and found tile from the Sunray Drugs and that she hoped they would continue to make it look nice. She also said that it really should begin with Historic, and that she didn't realize that they could have required them to paint the building. Chairman Aspras said that it becomes difficult for the Planning Board if it's not done at Historic first, in order to follow the process.

#### **Memorialization of Robert & Claudette Blasscyk-Architectural Plans**

Ms. Marla Gaglione presented **Memorialization of Resolution No. 2019-15A**

##### **Approval of Architectural Elevations Of Robert & Claudette Blasscyk**

Mrs. Kelley motioned. second by Mr. Romick to **accept** the Memorialization.

Chairman Aspras: Yes

Mrs. Kelley: Yes

Mr. Owen: Yes

Mr. Romick: Yes

Mr. Franchi: Yes

#### **Historic Commission Report by Liaison Mrs. Stech**

Mrs. Stech reported that the Historic Commission has asked her to relay to the board that they are very concerned that there is lack of code enforcement in the Grove. There are several problems in the Grove with fencing. Mrs. Higbee has emailed a list to Councilman Weng.

The Historic Commission is also upset over the color of the new Historic street signs and where they were placed in the Borough, by the Economic Development Committee. Mrs. Stech said that she felt that the members of the Historic Preservation Commission felt that they were left out. There was then discussion of who the signs were presented to on Historic and what they felt they had approved. Mrs. Stech said that it was her impression, that they felt that they did not get what they approved.

Merryman's Pub was then discussed. Mrs. Stech reported that the Historic Commission has great concern over the windows along the backside of the Pub. The concern is that there has been construction on the inside of the pub of framing out walls that will obstruct these historic windows. There are 3 or 4 large windows at the top that have been painted black many years ago. She says she felt that people were under the impression that they were going to leave the windows. There is also concern that no one came to the Historic Commission for approval on the new roof. Also, there is a white gutter downspout that has been added to the building. Historic feels that there is no oversight on this project.

Chairman Aspras stated that he thought that they did not have to become before the Historic Commission. Council would have the ultimate say. Councilman Weng said that there is absolute

oversight on this project, that they have gotten permits through the Construction Office on absolutely everything.

Mrs. Stech said she doesn't think that the Construction Office is aware that they have covered up the windows on the inside of the building or that they added a white gutter to the outside.

Councilman Weng then introduced Mr. Roy Duffield, the borough's new Zoning Officer.

#### **Economic Development Committee**

Mr. Owen reported that EDC is developing a recruitment grant for businesses that would enhance the uptown area.

Kelly Green has removed the old mural that was on the side of his building. He is working with an artist to come up with a new idea along that side of the building.

The organization that is looking at the bike trails will be making a presentation. He was told that members should probably attend this presentation as the bike trail may affect some of the crossings in the borough.

Smoking in the uptown area has become an issue. The apartments which no longer have back entrances are now sitting out front on Broadway and smoking. Mrs. Kelley mentioned that she thought that there were laws stating that you could smoke within 25 ft of a business entrance. Mr. Owen said that he would do some checking on the law.

Mrs. Stech mentioned that there is also an issue with people picking up after their dogs along Broadway.

#### **New Use Waiver Committee**

Nothing to report

#### **Site Plan Committee**

Nothing to report

#### **Subdivision Committee**

Mrs. Kelley – Nothing to report

#### **Master Plan Committee**

No activity

#### **Environmental Commission**

Nothing to report

#### **Council Report**

Councilman Weng reported that the Borough is again offering the liquor license out for bid at \$251,000.00. He explained that almost immediately after the last bid time expired two individuals came forward and asked for them to put the license out for bid again.

#### **Other Business**

No other business

#### **Adjournment**

Mr. Romick motioned, and second by Mr. Franchi to adjourn. All in favor.

Respectfully Submitted,  
Connie Anderson