

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

Minutes of December 16, 2019

Call to Order:

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

Attendance:

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

Absent Members:

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

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Tim Kernan, Planner/Engineer, Mr. Roy Duffield, Zoning Officer and Ms. Michelle LaPlante, Historic Preservation Commission

Approval of November 2019 Minutes:

Mr. Ryder motioned, second by Mr. Franchi **to approve** the November 2019 minutes.

Chairman Aspras: **Yes**

Mrs. Kelley: **Abstain**

Mrs. Stech: **Yes**

Mr. Franchi: **Yes**

Councilman Weng: **Abstain**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Public Comments:

No Public Comments

Historic Preservation Commission:

Mr. MacDonald swore in Ms. LaPlante, Vice Chair of the Historic Preservation Commission.

Application No. 2019-46

Dianna Cymerman

11 Fourth Ave

BI-5 / L-15

Roof

Application No. 2019-47

Elliot Kharkats

102 Fourth Ave

BI-17 / L-1

Replace side door, railings & posts

Mrs. Stech motioned, second by Mrs. Kelley **to approve Applications No. 2019-46 and 47.**

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mrs. Stech: **Yes**

Mr. Franchi: **Yes**

Councilman Weng: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Memorialization – Use Variance & Site Plan

Chapman Realty Holdings, LLC
330 North Woodbury Road
Bl-115 / L-2.01 & 3

Mr. MacDonald reviewed the Memorialization for the use variance and site plan for Chapman Realty Holdings, LLC.

Mr. Romick motioned, second by Mrs. Stech **to memorialize Resolution 2019-17, approving the use variance and site plan** for Chapman Realty Holdings, LLC 330 Woodbury Road, Bl-115 / L-2.01 & 3.

Chairman Aspras: **Yes**

Mr. Ryder: **Yes**

Mrs. Stech: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

Mr. MacDonald reviewed the Memorialization for the sub-division for Chapman Realty Holdings, LLC.

Mr. Ryder motioned, second by Mr. Romick **to memorialize Resolution 2019-17 approving the sub-division** for Chapman Realty Holdings, LLC 330 Woodbury Road, Bl-115 / L-2.01 & 3.

Chairman Aspras: **Yes**

Mr. Ryder: **Yes**

Mrs. Stech: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

•Chairman Aspras asked if the applicant had submitted the deed yet. Mr. MacDonald answered no that he had not and that he did not expect the applicant to submit it until he had completed his work with Borough Council. He stated that this needs to be done in order to vacate the area of Magnolia Ave. in order to connect the two lots.

Historic Preservation Commission:

Mrs. Stech stated that she was unable to attend the meeting. Ms. LaPlante stated that the Zoning Officer had reported about some of the properties he had visited. There was also discussion about the possibility of the commercial district no longer being part of historic. Also, there was discussion about the fence at 178 North being overturned by Borough Council.

•Roy Duffield, Zoning Officer submitted a list of zoning permits that had been applied for and open issues that he was addressing.

Mrs. Kelley stated that the garage on S. Broadway looked as though they had added exterior steps. She believes that the board had discussed that building not having steps. Roy stated that he would get the address and check it out.

There was then discussion of fencing issues within the Borough and the requirements of the current fence ordinance.

Economic Development Committee:

Chairman Aspras read a report submitted by Mr. Owen. There were questions previously about the Theater Ave. bollards. Chairman Aspras reported that they can only be removed for an emergency by emergency management personnel. Mrs. Stech reported that there are currently big orange blockades at the end of Theater Ave. and half of the way down to the park. They are very unattractive. But they

will stop traffic from coming down. Chairman Aspras stated that he would take that back to the EDC. He further reported that more Historic signs were put up and some of the planter signs will be replaced.

New Use Waiver Committee:

Chairman Aspras reported that there was nothing new.

Site Plan Committee:

Chairman Aspras reported that there was nothing new.

Subdivision Committee:

Mrs. Kelley reported that there was nothing new.

Master Plan Committee:

Mr. Ryder stated that twelve years have passed since the by- laws were reviewed and there are very few changes since then. He is also reviewing the boroughs guidelines for charges of copies being made vs the state statutes. In addition, the cost of supplying an agenda to anyone who inquires also needs to be changed

Environmental Commission:

No report

Council Report:

Councilman Weng reported that Borough Council had overturned the boards decision on Ms. Bethany Cope who had appealed the Planning & Zoning Boards decision on a fence. Councilman Weng reported that Borough Council spent almost an hour on the appeal. The vote was a tie, 3-3 with the mayor's vote breaking the tie.

He then reported that Mayor Johnson and some members of Council would like to see the uptown business district removed from the Historic District.

Other Business:

Mr. MacDonald stated that he would be happy to meet with any missing members to review the JIF Land Use Liability booklet.

Adjournment:

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