

**Borough of Pitman
Combined Planning/Zoning Board
Pitman, New Jersey**

Minutes of January 22, 2019

Call to Order:

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

Oath of Office

Mr. MacDonald swore in:

Mrs. Stech, Mr. Owen, Mr. Franchi, Mrs. Kelley, Mr. Romick

Attendance:

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

Absent Members: Mr. Fijalkowski, Mr. Scutt

Advisors Present:

Mr. MacDonald, Solicitor

Mr. Kernan, Planner/Engineer

Mr. Pierpont, Zoning Officer

Mr. Madison, Historic Preservation Commission

Re-Organization Elections:

Mr. Slenkamp nominated Mr. Aspras, second by Mrs. Stech, for Chairman. Mr. Owen moved that the nominations be closed, second by Mr. Romick. All in favor. None opposed.

Mrs. Kelley nominated Mrs. Stech, second by Mr. Franchi, for Vice Chair. Mr. Ryder moved that the nominations be closed, second by Councilman Weng. All in favor. None opposed.

Mrs. Kelley nominated Mr. Lowden, second by Mrs. Stech, for Secretary. Councilman Weng moved that the nominations be closed. All in favor. None opposed,

Chairman Aspras then nominated Mr. MacDonald, second by Mr. Owen, as Solicitor. All in favor. None opposed.

Chairman Aspras nominated Mr. Kernan, second by Mrs. Stech, as Planner/Engineer. All in favor. None opposed.

Chairman Aspras nominated Connie Anderson, second by Mr. Slenkamp as Recording Secretary. All in favor. None opposed.

Establishing Meeting Dates for 2019

Mr. MacDonald stated the following schedule:

The Borough of Pitman Combined Planning/Zoning Board shall meet the 3rd Monday of each month other than the meetings being held Jan. 22nd and Feb. 19th, due to Holidays.

Mrs. Kelley motioned to approve the meeting dates for 2019, second by Mrs. Stech. All in favor. None opposed.

Establishing Official Newspaper for 2019

Chairman Aspras motioned to establish the South Jersey Times as the official newspaper for the Borough of Pitman Planning/Zoning Board, second by Mrs. Kelley. All in favor. None opposed.

Approval of December 2018 Minutes

Mrs. Kelley motioned, second by Mr. Ryder, to approve the December 2018 minutes.

Chairman Aspras: Yes	Councilman Weng: Yes
Mrs. Kelley: Yes	Mr. Lowden: Yes
Mr. Owen: Yes	Mr. Ryder: Yes
Mr. Slenkamp: Yes	Mrs. Stech: Yes
Mr. Romick: Yes	Mr. Franchi: Yes
Mrs. Cioffi: Yes	

Chairman Aspras opened the meeting to Public Comments. There were none.

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Madison.

Application No. 2019-1: Danyela & Charles McFadden
29 S. Oak Ave.
B-4 L-14
Replacement of backyard fence

Application No. 2019-2: Withdrawn by applicant

Chairman Aspras motioned to approve Application 2019-1, second by Mrs. Stech.

Chairman Aspras: Yes	Councilman Weng: Yes
Mrs. Kelley: Yes	Mr. Lowden: Yes
Mr. Owen: Yes	Mr. Ryder: Yes
Mr. Slenkamp: Yes	Mrs. Stech: Yes
Mr. Romick: Yes	Mr. Franchi: Yes
Mrs. Cioffi: Yes	

Public Hearing – Block-138, Lot-1 /Former Sony Property
**Determination of Qualification as a Non-Condemnation Property in Need
Of Redevelopment**

Chairman Aspras recognized Mr. Jim Malley, Redevelopment Council for the Borough of Pitman. Mr. Malley began by giving an explanation into the reasoning for Redevelopment Designation. He explained that redevelopment gives the governing body, the Borough, a greater authority and expands their scope in dealing and working with developers and property owners, to make improvements to the property. It also gives the governing body the ability to offer different tax incentives, change zoning, and offer optional ways to work in terms of infrastructure projects.

He then explained that there all kinds of opportunities that the Borough gets in redevelopment that they would not get otherwise. Redevelopment, he stated helps the Borough act more like a business.

In order to have a redevelopment area a process must be followed. First, this property was handed over to the Planning/Zoning Board by the governing body. A preliminary investigation was then prepared by our Engineer/Planner, Mr. Kernan, and will be presented this evening. This report has to review statutory criteria to see whether or not this property qualifies as an area in need of redevelopment. Once this is presented tonight and there is a Public Hearing it is up to the board to decide if the statutory criteria has been satisfied. If it has then the Board will make a recommendation back to the governing body that this area should be designated as a property in need of redevelopment. The governing body then takes the step of doing the actual designation.

Mr. Kernan, the Planner/Engineer for the Board, then reported that extensive research has been done, that he has met with the property owner and the broker and has gathered all of this information into his report. He has submitted this report to all Board members for their review. He then went over the report including photos of the current conditions of the property. He noted some environmental conditions, wetlands, and conforming and nonconforming conditions on the property. He also noted that the DEP has parts of the property on its known contaminated site list. The report also covered the County and Pitman Master Plans and how the redevelopment of this property relates to both.

He then covered a number of attached exhibits, including site plans, Green Acres easement area and a series of maps for zoning, existing land use, and existing sewer.

In conclusion Mr. Kernan reported that the property does meet the statutory criteria for being declared an area in need of redevelopment and that the Board should make that recommendation to Borough Council.

Mr. Slenkamp then asked about the 12 acres parcel that is part of the conservation easement. Would this be part of the redevelopment designation. Mr. Malley answered that it would be included but would be a constraint on the property and the redevelopment designation would not change the conservation easement at all.

There was then discussion of whether there was active clean-up at the site currently. Councilman Weng stated that there was no clean-up going on at present.

Chairman Aspras then opened the meeting up to public comments. There were none.

Resolution No. 2019-07

Mrs. Kelley motioned and second by Mr. Lowden, recommending to Council that Block 38 Lot 1, meets the statutory criteria as a non-condemnation area in need of redevelopment, accepting the Maser report, as submitted by Mr. Kernan.

Chairman Aspras: Yes
Mrs. Kelley: Yes
Mr. Owen: Yes
Mr. Slenkamp: Yes
Mr. Romick: Yes
Mrs. Cioffi: Yes

Councilman Weng: Yes
Mr. Lowden: Yes
Mr. Ryder: Yes
Mrs. Stech: Yes
Mr. Franchi: Yes

Public Hearing

Andrew & Jocelyn Caccia
33 North Oak Ave
Block 200 Lot 7

Setback Variance

Mr. MacDonald swore in Mr. Caccia.

Mr. Caccia stated he is seeking a setback variance in order to accommodate a garage for an addition for his home. The garage will also include a bathroom, limiting the space in the garage. The 2 ft setback is needed for the garage in order to open the car door once inside the garage.

Mr. Kernan said that he did a brief review of the application and that what Mr. Caccia is proposing would comply. Councilman Weng noted that the applicant meets the minimum but not the aggregate.

Chairman Aspras opened the hearing to the public for comments. There were none.

Mr. Franchi made a motion and second by Mr. Slenkamp to permit the construction of the addition and the attached garage to be no less than 8.125 ft from the property line.

Chairman Aspras: Yes

Mrs. Kelley: Yes

Mr. Owen: Yes

Mr. Slenkamp: Yes

Mr. Romick: Yes

Mrs. Cioffi: Yes

Councilman Weng: Yes

Mr. Lowden: Yes

Mr. Ryder: Yes

Mrs. Stech: Yes

Mr. Franchi: Yes

Report from Zoning Officer

Mr. Pierpont reported the following:

Zoning Applications for the year 2018 = 127

117 Approved – 10 Denied

Down 20 applications from 2017

Office Activities 2018

19 complaints filed with the office

10 Letters Issued – 2 Complaints Still Outstanding

123 residents visited the office during hours

24 Appointments outside of the office

28 Temporary signs removed

4 year permit application snapshot

2017-147

2016-136

2015-132

2014-107

Mr. Pierpont reported that 2018 applications were just about average in comparison to the last 4 years.

Economic Development Committee

Mr. Owen reported that the Committee recently held its reorganization for 2019. Sherry Hulite was elected Chair and John Fitzpatrick Vice Chair. In addition, the Committee meets the 3rd Thursday of each month and all are welcome to attend. The Committee is divided into 4 sub-committees. Promotions, economic restructuring, design and liaison to neighbors.

Recently there has been an area of concern about the existence of banners hanging on buildings over 30 days. The Committee communicated to Councilperson Rudley that there is need for enforcement no matter the condition or appearance of the banner.

New Use Waiver Committee

Chairman Aspras – Not aware of anything to report

Site Plan Committee

Chairman Aspras – Nothing to report

Subdivision Committee

Mrs. Kelley – Nothing to report

Master Plan Committee

Mr. Ryder – Nothing to report

Environmental Commission

Mr. Slenkamp – Nothing new

Council Report

Councilman Weng reported that the budget process has begun for the Borough Council. Budget discussion will begin at the next Council meeting.

A feral cat program is being looked at by the Borough. The program is a catch, neuter and release program.

Chairman Aspras asked Councilman Weng which budget the activities for the Sony project will be drawn from. Councilman Weng replied that once it goes back to Council it will be drawn from Councils budget. If the Planning/Zoning Board holds a special hearing in the future it will be drawn from their budget.

Other Business

Committee Assignments for 2019 – looking for 2 alternates for the New Use Waiver Committee

Suggested Activities for 2019 – Contact Chairman Aspras

E-mail addresses – The Borough is migrating to a new program and hopefully all e-mail addresses will remain the same. Once the program is up and running new addresses will be assigned.

Classes for New Board Members – Chairman Aspras will forward any class information to new members.

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

Respectfully submitted,
Connie Anderson
Recording Secretary

