

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

**Minutes of July 15, 2019**

**Call to Order:**

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

**Attendance:**

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Slenkamp, Mr. Romick, Mr. Franchi, Mrs. Cioffi

\*Mr. Owen arrived at 7:05 after roll call.

**Absent Members:**

Mr. Fijalkowski, Mr. Ryder, Mrs. Stech, Mr. Scutt

**Advisors Present:**

Mr. MacDonald, Solicitor, Mr. Kernan, Planner/Engineer, Mr. Madison, Historic Preservation Commission

**Approval of June 2019 Minutes:**

Mrs. Kelley motioned, second by Mr. Franchi to **approve** the June 2019 minutes.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Romick: **Yes**

Mrs. Cioffi: **Yes**

Councilman Austin: **Abstain**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

**Public Comments:**

None

**Historic Preservation Commission:**

Mr. MacDonald swore in Mr. Walt Madison, Chairman of the Historic Preservation Commission.

**Application No. 2019-30**

Revive/Vintage

59-67 S. Broadway

BI-74 / L-5.01

Replace signs / add vinyl lettering on inside glass

•After the sign application was reviewed by the board, there was then discussion among the board members in reference to the outside appearance and painting of the building. Chairman Aspras said that he felt the building should be painted as per our architectural code. Mrs. Kelley said that she too would like to see the building painted another color, but she did not want to discourage the applicant and would like to see them get up and running first. Mr. Madison said that there was discussion with the applicant about painting the building, but that will be down the road. Mr. Owen stated that there is room at the bottom of the application for suggestions from the board.

Mr. Romick motioned, second by Mrs. Kelley to approve **Application No. 2019-30, with comments to applicant that the board recommends painting of the building.**

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

Councilman Austin: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

**Robert & Claudette Blasscyk – Architectural Plans**

**Appeal No.18-582 RESOLUTION NO. 2019-15**

Mr. MacDonald swore in Mr. Robert Blasscyk, 504 Carew Ave. Pitman, NJ

Mr. MacDonald then stated that a condition of the approval process for the bulk variance was that the applicant submit to the Board elevations for the proposed structure.

Mr. Blasscyk presented the plans for the new dwelling intended for construction at 55-57 N. Oak Ave. BI-200 / L-4

Mr. Blasscyk stated that he and his wife had gone around the neighborhood and picked out a variety of architectural elements that they wanted to add to the new home. Their intention is to add a front porch with or without railings, rounded columns and dormers. He also stated that he felt that they had stayed within the requirements of the Board by staying within the concept of the early 1900's.

The square footage for the demolished home was 3,894 sq. ft. The proposed square footage for the new home is 3,818. The proposed plan provides for the addition of adequate parking on the right side of the property. There is parking for one standard car and one compact car, for a total of 42 feet.

Chairman Aspras motioned and Mrs. Kelley second **to approve** the architectural plans for Robert & Claudette Blasscyk, 55-57 N. Oak Ave, BI-200 / L-4.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

Councilman Austin: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

**•Mr. MacDonald then confirmed with Mr. Blasscyk that these plans, Project #19-032 were drawn up by Robbie Conley, Architect, LLC and contained A1, A2, and A3, all dated July 11, 2019.**

**Report from Zoning Officer:**

No report

**Economic Development Committee:**

Mr. Owen reported that the next meeting of the Economic Development Committee would be this Thursday July 18<sup>th</sup> at 7:00 pm in Chambers. All are welcome. He also stated that Theater Ave. is being laid out and that progress is being made at Endgrain Coffee. The Farmers Market is slated to run through Sept. 28<sup>th</sup>. The banners that are up around town and historic signs are both EDC programs. The **Box Car** is a company designed to help find parking spots around the Borough. Property owners can sign up and rent out parking spaces for the evening for theater goers. It is being discussed but there are no

details yet. **Everyone Bike** is a state grant that was awarded to Pitman months ago. The preliminary plan for the bike routes will be presented on Wednesday July 31<sup>st</sup> at the Arts Center at 6:30.

**New Use Waiver Committee:**

Mr. Romick and Mrs. Kelley reported that the New Use was approved for both Kelly Green and the Vintage Salon.

**Site Plan Committee:**

No report

**Subdivision Committee:**

Mrs. Kelley reported that there is no news to report.

**Master Plan Committee:**

Mr. Romick reported that there is nothing going on.

**Environmental Commission:**

Mr. Slenkamp reported that there was no meeting this month because of the holiday. The next meeting will be Thursday, Aug. 1<sup>st</sup>. and the topic will be stabilizing the shoreline along Alcyon Lake.

**Council Report:**

Councilman Austin reported that Mr. Owen covered most of what Council is working on at the present. He added that there is some interest in the Sony property and that Council is hoping that it will turn into something favorable for the town. There were also no bids received for the available liquor license. Councilman Austin also stated that the old Wawa property has been an issue as our Public Works department has been cutting the grass.

**Other Business:**

Mr. Owen stated that the historic pictures that are on buildings in town are of a concern. A number of them are in disrepair around town and there is some question as to if we are going to continue with these signs in their current locations or put them all on one wall. Mr. Madison said that there is also discussion of these signs within the Historic Commission and that they are pursuing the topic.

Chairman Aspras asked Mr. Franchi if he is considering taking over the position of Secretary for the Planning/Zoning Board. Mr. Franchi said that he was willing to accept the position.

Chairman Aspras motioned and second by Mr. Owen to appoint Mr. Franchi as the Secretary for the Borough of Pitman Combined Planning/Zoning Board.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Abstain**

Councilman Austin: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Mrs. Cioffi: **Yes**

Mrs. Kelley motioned and second by Mr. Romick to adjourn. All in favor.

Respectfully submitted,  
Connie Anderson