

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

Minutes of June 17, 2019

Call to Order:

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

Attendance:

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

- Mrs. Cioffi arrived at 7:05

Absent Members:

Mr. Fijalkowski, Mr. Owen, Mr. Scutt

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Madison, Historic Preservation Commission

Approval of May 2019 Minutes:

Mr. Romick motioned, second by Mr. Franchi to approve the minutes of May 2019.

Councilman Weng: Yes

Mr. Ryder: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Mr. Franchi: Yes

Public Comments:

No public comments.

Historic Preservation Commission:

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

Application No. 2019-22

Joe Fultano/Endgrain Coffee

10 Pitman Ave.

BI-74 / L-5

Window replacement / Signage

Application No. 2019-23

Greg Stefankiewicz

210 West Ave.

BI-188 / L-31

Fence / Shed

Application No. 2019-24

Charles & Lisa Yates

49 West Ave.

BI-7 / L-21

Replace current fencing

Application No. 2019-25

Justin Fleming / Kelly Green Brewing Co.
101 West Jersey Ave.
BI-83 / L-1

Replace Signage

Application No. 2019-26

Roland Green
104 Second Ave.
BI-11 / L-7

Demolition of abandoned property

*Mr. Madison explained that Mr. Green had appeared before the Historic Preservation Commission on Thursday June 13th with his application to demolish the building. The members of the Commission explained to him that he needed to have a letter from an architect, engineer or licensed contractor stating that the property was beyond repair and should be demolished. This letter needed to be submitted in time for the Planning/Zoning Board meeting on Monday June 17th. Mr. Green agreed that he understood but had not submitted the letter. Mr. Madison then stated that he had spoken to Mr. Green at 5:00 pm today and was told that he had not had time to get the letter but that he did have someone that was going to provide it for him.

Mr. MacDonald then stated that the Planning/Zoning Board can approve the application based on the fact, that Mr. Green will not be able to get the permits to demolish the building without the letter. As the Borough Construction Office is aware of the circumstances and will not issue the proper permits without the letter being submitted.

Application No. 2019-27

Jason R. James
91 Circle Ave.
BI-22 / L-1

Replace front porch post

Application No. 2019-28

Michelle LaPlante
198 Southwest Ave.
BI-21 / L-31

Screen door

Application No. 2019-29

Thomas Oliver
110 Second Ave.
BI-11 / L-10

Fencing

Mrs. Kelley motioned and second by Mr. Romick to approve all 8 Applications, No. 2019-22 through 2019-29.

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

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

Mr. Madison then informed the Board that there will be a new restaurant coming to town at the site of the old dental office on Broadway. They had come before the New Use Committee and had been approved. Settlement is scheduled for the end of July and then they will be going before the Historic Commission.

Memorialization – Robert & Claudette Blasscyk-Use/Bulk Variances

Chairman Aspras informed the Board that he had been contacted by Borough Administrator O'Donnell in reference to the Blasscyk escrow account. The available funds in the account are insufficient to pay the professionals. There was a request not to memorialize the resolution approving the use & bulk variances.

Mr. Macdonald then explained that the memorialization of the resolution can still take place this evening. One of the conditions of the approval of the application is that the applicant come before the Planning Board for elevation approval. He stated at that time the applicant could be denied until the escrow account is paid current.

Chairman Aspras then clarified with Mr. MacDonald that no building permit can be issued unless the applicant comes before the Board with elevations.

Mr. Romick motioned, second by Mr. Ryder to **Memorialize Application No.2019-15, Use and Bulk Variances for 55-57 North Oak Ave. BI-200 / L-4.**

Mr. Ryder: **Yes**
Mr. Romick: **Yes**

Mrs. Stech: **Yes**
Mr. Franchi: **Yes**

Report from Zoning Officer:

No report

Economic Development Committee:

No report

*Chairman Aspras stated that there is an EDC meeting this Thursday if anyone would like to attend.

New Use Waiver Committee:

Mrs. Stech reported that the committee approved New Use for a restaraunt moving into the old dental office on Broadway, the planning is extensive, and they have some unique ideas. Also, there was approval for Endgrain Coffee Roasters to relocate to the law office on Pitman Ave.

Site Plan Committee:

Chairman Aspras reported that there are no new site plans.

Subdivision Committee:

Mrs. Kelley reported that there was nothing new

Master Plan Committee

Mr. Ryder reported that there was nothing

Environmental Commission:

Mr. Slenkamp stated nothing to report

Council Report:

Councilman Weng reported that Council passed on second reading the ordinance for the zoning change that was approved by the Planning/Zoning Board at the last meeting. He also stated that part time help has been hired for the Construction Office.

The owner of the Sony property is in talks with the developer Joe Crispin. They are working on a plan for the property that involves both retail use and Rowan University, involving video programming and classroom facilities. He added, that this is the first idea that the owner of the property has been interested in and wants to pursue. The next step will be to pass a redevelopment plan for this property.

Mrs. Stech asked if the Chamber of Commerce was putting a shed in the park. The idea is for storage for the Garden Clubs rakes and tools, and for the Chambers tables and chairs. It was suggested that if they need to have a shed that another location should be found rather than in the actual park. Councilman Weng said that he would follow up.

Other Business:

Chairman Aspras stated that the Planning/Zoning Board needs a secretary. Councilman Weng stated that he would volunteer to fill the position through the end of the year.

Adjournment:

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

Respectfully submitted,
Connie Anderson