

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

**Minutes of March 18, 2019**

**Call to Order:**

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

**Attendance:**

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

**Absent Members:**

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

**Advisors Present:**

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

**Mr. Owen arrived after roll call.**

**Approval of February 2019 Minutes:**

A motion was made by Mr. Romick and second by Mr. Ryder **to approve** the minutes of February 2019.

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

Councilman Weng – Abstain  
Mr. Ryder – Yes  
Mrs. Stech – Yes  
Mr. Franchi – Yes

**Public Comments:**

Chairman Aspras recognized Borough of Pitman Councilman, Jim Pierpont. Councilman Pierpont came before the Planning/Zoning Board to present Council's plan to apply to the state of New Jersey for Green Acres funding. This funding would enable Pitman to purchase grounds adjacent to Alcyon Park and Lake. Pitman Borough council is requesting a letter from the Planning/Zoning Board expressing that this purchase would be consistent in accordance with the Master Plan. He explained that Councilman Weng would present this to the board this evening.

**Historic Preservation Commission:**

**Resolution No. 2019-10**

**Historic Preservation Commission**

**Denial of Certificate of Appropriateness**

**West End Development LLC, Applicant**

**141 West Avenue**

**Application No. 2019-2**

Mr. Owen motioned and second by Mr. Romick to approve **Resolution No. 2019-10**

Chairman Aspras: Yes  
Mr. Owen: Yes  
Mr. Slenkamp: Yes  
Mr. Franchi: Yes

Councilman Weng: Yes  
Mr. Ryder: Yes  
Mr. Romick: Yes

**Resolution No. 2019-11**  
**Historic Preservation Commission**  
**Denial of Certificate of Appropriateness**  
**Roland Green, Applicant**  
**104 Second Ave.**  
**Application No. 2019-5**

Mrs. Stech motioned and second by Mrs. Kelley to approve **Resolution No. 2019-11**

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

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

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

Application No. 2019-7	Michelle LaPlante 198 Southwest Ave. BI-21 / L-31 Removal & replacement of front porch floor & rails
Application No. 2019-8	Drew Homon 141 West Ave. BI-19 / L-33 Construction of new home on empty lot
Application No. 2019-9	Vincent Milano 202 West Ave. BI-188 / L-29 Replace 3 windows & door

Mrs. Stech motioned and second by Mr. Franchi to approve all three applications No. 2019-7, 8, and 9.

Chairman Aspras – Yes  
Mrs. Kelley – Yes  
Mr. Ryder – Yes  
Mrs. Stech – Yes  
Mr. Franchi – Yes

Councilman Weng – Yes  
Mr. Owen – Yes  
Mr. Slenkamp – Yes  
Mr. Romick – Yes

### **Green Acres Application**

Councilman Weng then presented the **Green Acres Application** to seek grant funding to acquire property adjacent to Alcyon Lake and Park. He presented a map depicting the 3 areas of land that the Borough is interested in purchasing. The purchase of these parcels would keep this area as passive recreation. The Borough needs the Planning/Zoning Board to indicate that this purchase and plan is consistent with the Master Plan.

Chairman Aspras then called on Mr. Tim Kernan, Planner/Engineer, to state his thoughts with respect to the consistency with the Master Plan. Mr. Kernan said that he had reviewed the application and agreed that it was consistent and conformed with the Master Plan.

Mr. MacDonald then presented  
**Resolution No. 2019-09**  
**Resolution of the Planning/Zoning Board**  
**Of the Borough of Pitman**  
**Pitman Borough Council Green Acres Application**

This resolution requires the assurance that the grant application and the property acquisition support the Borough of Pitman's Master Plan.

Councilman Weng motioned, second by Chairman Aspras that the application does support the Borough of Pitman's Master Plan.

Chairman Aspras – Yes	Councilman Weng – Yes
Mrs. Kelley – Yes	Mr. Owen – Yes
Mr. Ryder – Yes	Mr. Slenkamp – Yes
Mrs. Stech – Yes	Mr. Romick – Yes
Mr. Franchi – Yes	

**Continuance of Public Hearing: Robert & Claudette Blasscyk**  
**Use/Bulk Variances**  
**55-57 North Oak Ave.**  
**BI – 200/ L – 4**

**Construction of a Duplex in a Single-Family Zone**

Mr. Blasscyk was not present at the meeting. It was reported that he had contacted Susan Weaver in the Borough's Construction Office earlier in the day and informed her that he had a medical emergency. Chairman Aspras suggested that we postpone the continuance to the end of this meeting, in an effort, to give Mr. Blasscyk a chance to appear.

Mr. MacDonald then excused himself from the meeting, and personally tried to contact Mr. Blasscyk by phone.

**Report from Zoning Officer:**

No Report

**Economic Development Committee:**

Mr. Owen reported that there is some description for the proposal for the Sony project. He stated that the owner of the property and Rowan University have had preliminary talks and may offer opportunities for the entire community.

EDC is interested in bringing back bicycle racks and banners on lamp posts. The bike trail study is underway and there is a County wide effort to join the bike trail. In addition he reported that 10 Pitman Ave. has been purchased by Endgrain Coffee.

**New Use Waiver Committee:**

No report

**Site Plan Committee:**

No report

**Subdivision Committee:**

Mrs. Kelley - Nothing to report

**Master Plan Committee:**

Mr. Ryder – Nothing to report

**Environmental Commission:**

Mr. Slenkamp reported several members of the EC were able to attend the Association of New Jersey Environmental Commissions for training this past Saturday.

The timetable for transitioning the oversight of the Lipari Site from the EPA to the State is scheduled for this fall, and the Chairman of their committee is trying to verify this fact.

There was then discussion of new recycling guidelines. Mr. Slenkamp stated that recycling is not what it once was, and the list of recyclable material has changed.

**Council Report:**

Chairman Weng reported that if anyone is still having trouble with the new email migration to contact Judy O'Donnell.

He also stated that at the end of January JIF, the Joint Insurance Fund, held a seminar concerning Planning/Zoning Boards.

The overall recommendation of JIF, is, when in doubt, consult your solicitor and rely on their advice.

Within the next year they are working on putting together a Land Use Board seminar. In addition, attendance at these seminars saves \$500.00 per person attending, off, our annual premium.

There is also a survey being emailed by the Green Team on diversity. Completion of the survey helps get certification that helps get Grants.

**Other Business:** Mrs. Stech reported that at the Historic Commission, Mr. Homan expressed interest in speaking informally with some of the board members concerning the old cement plant. She emailed him and suggested he come before the next meeting to meet with a few of the board members but has not yet heard back.

Mr. MacDonald then stated that the board can entertain informal discussions, as long as they are not taking any actions.

**Continuance of Public Hearing: Robert & Claudette Blasscyk**

Mr. MacDonald then reported that he had attempted to contact Mr. Blasscyk by phone but was unsuccessful. He then stated that he recommends that the board deny the application without prejudice based on the information provided at the last meeting. This would mean that Mr. Blasscyk would then have the chance to reapply.

Mr. Tim Kernan then gave his report, concerning lot area, width and setbacks.

Mr. MacDonald then recognized Mr. Brett Williams previously sworn in at the February 19<sup>th</sup> meeting. He was before the board to ask if any new plans had been submitted by Mr. Blasscyk.

Mr. Owen motioned to deny the bulk variances, thus denying the conditional use variance presented at the last meeting, without prejudice and waiving the application fee to reapply, second by Chairman Aspras.

Chairman Aspras: Yes

Mr. Owen: Yes

Mr. Ryder: Yes

Mr. Slenkamp: Yes

Mrs. Stech: Yes

Mr. Romick: Yes

Mr. Franchi: Yes

**Adjournment:**

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

Respectfully Submitted,  
Connie Anderson