

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

Minutes of May 20, 2019

Call to Order:

Mrs. Stech called the meeting to order at 7:00 pm

Attendance:

Mrs. Stech, Councilman Weng, Mr. Owen, Mr. Ryder, Mr. Romick, Mr. Franchi

Absent Members:

Chairman Aspras, Mr. Fijalkowski, Mrs. Kelley, Mr. Slenkamp, Mr. Scutt, Mrs. Cioffi

Advisors Present:

Ms. Marla Gaglione. Solicitor representation, Mr. Tim Kernan, Planner/Engineer, Mr. Walt Madison, Historic Commission

Approval of April 2019 Minutes:

Mr. Romick motioned, second by Mr. Ryder to approve the April 2019 minutes.

Councilman Weng: **Yes**

Mr. Owen: **Yes**

Mr. Ryder: **Yes**

Mrs. Stech: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Abstain**

Public Comments:

Mrs. Stech recognized Mr. William Merryman and Mr. Vito Mannino. Both gentlemen were present to give the board an update on the progress for the development of **Merryman's Pub**. Mr. Merryman reported that they will hopefully be open within the next 6 months. He passed around drawings of the building and stated that they are just waiting for construction permits. Construction should begin sometime next week.

He reported that there will be a 30ft ramp on the side of the building to accommodate persons with disabilities.

Mr. Owen then commented that there is some concern about the presence of banners in the downtown area. He stated that the banners shouldn't really be up past 30 days, as the one on the bank building has been up for a couple of months. Mr. Merryman said that he understood and that they had anticipated things getting started a little more quickly than they had.

Mr. Madison then asked about the ADA required ramp that is planned for the side of the building. Councilman Weng stated that this had been brought up at Council and it was determined that there was still enough of the sidewalk left over, that it fits the requirements.

Mrs. Stech stated that Mr. Merryman and Mr. Mannino were aware that they will need to go before the Historic Commission on several things.

There was then discussion of the menu, seating capacity and the current condition of the inside of the building.

Historic Preservation Commission:

Ms. Gaglione swore in Mr. Walt Madison, Chairman of the Historic Commission.

Application No. 2019-15

Giuliano Apadula
111 E. Pitman Ave.
Block-1/ Lot-22

Paint existing front and back porch

Application No. 2019-16

Giuliano Apadula
62 S. Broadway
Block-2/ Lot-4

Painting fire escapes, 3rd flr porch, 1st flr shingles

Application No. 2019-17

Kim DeCant/Karen Grandrino
62 S. Broadway
Block-2 /Lot-4

Replace panel & hanging sign

Application No. 2019-18

Jenna Alvarado
50 S. Broadway
Block-2 / Lot-2

Install gold decal 24X24 in front window

Application No. 2019-18

Joseph Fultano
10 Pitman Ave.
Block-74 / Lot-5

Paint front brick of building

Application No. 2019-20

Denise Brewer/Exurbia Boutique LLC
52 S. Broadway
Block-2 / Lot-11

Adding sign lettering to front windows

Application No. 2019-21

Bill Evans / Pinnacle Exteriors
134 North Ave.
Block-5 / Lot-12

Installation of front door, windows, Dutch lap siding,
Soffit, fascia & gutters

Mr. Owen motioned and second by Mr. Romick to approve **Application No. 2019-15 through 2019-21.**

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

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

Memorialization of the Inn on Holly-Minor Subdivision

**Resolution of the Findings & Conclusions of the Board
Of the Borough of Pitman
Minor Subdivision Approval
Yvonne T. Giovannitti & Vincent J. Jacobs
120 West Holly Ave.
Block-199/Lots 10 & 13**

Resolution No. 2019-14

Councilman Weng motioned second by Mr. Ryder to approve the Memorialization of **Resolution No. 2019-14.**

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

**Public Hearing-Robert & Claudette Blasscyk
Use / Bulk Variances
55-57 North Oak Ave.
Block-200/Lot-4**

At this time, Ms. Gaglione informed Mr. & Mrs. Blasscyk, that because there were only 5 board members present there would need to be a unanimous vote, in favor of the **Use Variance**, for approval. She then offered them the option of a continuance. The Blasscyk's opted to proceed with the scheduled hearing.

Councilman Weng then excused himself from the hearing.

Ms. Gaglione swore in Mr. Robert Blasscyk.

Mr. Blasscyk then presented his application for the **Use Variance, for the Construction of a Duplex in a Single Family Zone.**

Mr. Blasscyk explained that the dwelling was built in 1910 as a duplex and has always been used as a duplex. He stated that in August of 2018 the house was lost to a fire. He would like to rebuild the home as a duplex, but not in the same footprint. He also stated that there are other homes on the street that are multi family use. There are several existing duplexes in the neighborhood.

Mr. Blasscyk also testified that rebuilding the home on a new footprint would improve the current parking situation as it will allow for two driveways.

Mrs. Stech then opened the public portion of the hearing by asking if anyone there had comments in reference to the **Use Variance** application. There were no comments, Mrs. Stech closed the public portion.

Mr. Owen motioned, second by Mr. Franchi to **approve** the Use Variance for 55-57 N. Oak Ave. as it was built as a duplex and there are currently numerous duplexes in the area.

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

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

Mrs. Stech then asked Mr. Kernan to present his findings, in reference to the application for the **Bulk Variances**.

Mr. Kernan reported on the existing lot area, width and requirements. He also discussed the proposal for the driveways being located on both sides of the dwelling, and the Boroughs requirements for parking in relation to the bedroom count. He noted that if approved, Mr. Blasscyk would need to come into the Borough for approval for grading plans, the outbuildings and driveways. He confirmed with Mr. Blasscyk that the intention is to return to the board, with building plans for the home, that reflect the esthetic of the rest of the neighborhood.

There was then discussion of the different architectural elements that Mr. Blasscyk is intending to add to the new dwelling. He stated that some of these elements exist on the current dwelling and some they are intending to add, based on other homes, located within a two block radius. There was then discussion of the width and size of the proposed front porch.

Mr. Romick asked Mr. Kernan if the lack of conformity to the Bulk requirements is better than the existing condition of the property. Mr. Kernan answered yes on the side yard setbacks, but the front yard will be closer to the street because of the addition of the front porch. The front porch however will keep the house in line with the streetscape of the rest of the neighborhood. He also noted that the proposed footprint is larger than the existing.

Mrs. Stech then opened the public portion of the hearing on the Bulk Variances.

Ms. Gaglione swore in Mr. Brett Williams, 51 N. Oak Ave. Pitman.

Mr. Williams stated that he did not have a problem with the front porch or that it's a duplex. He feels though that the house is still going to be too close to his house. Especially since the recent fire he finds it concerning. The 8ft wide proposed driveway does not seem wide enough to him even though it is wider than the current 7ft wide driveway. He is also concerned that his property value will be affected. Mr. Williams then presented C1, an exhibit of the current dwellings and driveway. There was then discussion amongst the board members as they viewed the exhibit.

Mr. Franchi then asked how close Mr. Williams porch was to the property line. Mr. Williams answered 2ft. Then there was discussion of the bump out proposed for the right side of the house, its size, and how close it would be to Mr. Williams property.

Mrs. Stech then asked if there was anyone else that would like to speak during the public portion, there was no one.

Mr. Owen then had Mr. Blasscyk clarify the parking spots for both sides of the proposed building.

Mr. Franchi motioned and second by Mr. Romick to **approve** the Bulk Variances for 55-57 N. Oak Ave. with the condition that the applicant return with drawings before building.

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

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

Review and action on Proposed Zoning Change for portion of West Jersey Avenue from TRC-1 to C-1

Mrs. Stech explained that the Board was there to vote on the proposed change as to, whether it is consistent with the Master Plan.

Mr. Owen then commented that he felt this was a very good compromise to the proposed ordinance change. Mr. Romick stated that the Master Plan Committee had met and felt that this change was consistent with the Master Plan and felt it was a good direction to go.

Mr. Romick motioned and Mr. Ryder second, that the proposed zoning change for the portion of West Jersey Ave., from a TRC-1 to a C-1 zone, **is consistent** with the Master Plan.

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

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

Councilman Weng then thanked Mr. Kernan for working on such a tight time schedule for the Review of the proposed zoning change.

•Proclamation for Bruce Lowden for his years of service and his contribution, to the Pitman Planning/Zoning Board, and to the Borough of Pitman.

Councilman Weng motioned and second by Mr. Owen to recognize Mr. Lowden for his contributions, to both, the Planning/Zoning Board and the Borough of Pitman.

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

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

Mrs. Stech then mentioned that Mr. Lowden had held the position of Secretary and that the other members should be thinking of someone to replace him.

Report from Zoning Officer:

No report

Economic Development Committee:

Mr. Owen reported that he did not attend the last EDC meeting.

New Use Waiver Committee:

Mrs. Stech reported that she attended the meeting and that the New Use Waiver Committee had approved the application for Merryman's Pub.

Site Plan Committee:

No report

Subdivision Committee:

No report

Master Plan Committee:

Mr. Ryder suggested that more time be given to the Master Plan Committee to meet and review the Master Plan the next time there are proposed changes. He explained that it is an important function of the Committee. Councilman Weng said it was a point well taken, and Council will give as much notice as they can going forward.

Environmental Commission:

Mrs. Stech reported that the Environmental Commission had distributed trees during the Pitman Craft Fair last week. Mr. Ryder mentioned the fact that a shredding event was being held in the Borough Hall Parking lot on June 8th at 8:00 am.

Council Report:

Councilman Weng reported that Council is discussing the reintroducing of the liquor license sale. The price has dropped to \$250,000.00. Councilwoman Rudley is looking at the parking issue. Council will be looking at some of the ideas and possibly putting it on the ballot in November. No decisions have been made.

There was then a discussion of Merryman's Pub, the borough liquor license and a concessionaire's license.

Other Business:

No other business

Adjournment:

Mr. Franchi motioned second by Councilman Weng to adjourn. All in favor.

Respectfully submitted,
Connie Anderson