

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

Minutes of October 21, 2019

Call to Order:

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

Attendance:

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

Absent Members:

Mr. Fijalkowski, Mrs. Stech, Mr. Franchi, Mr. Scutt, Mrs. Cioffi

Advisors Present:

Mr. MacDonald, Solicitor, Ms. LaPlante, Historic Preservation Commission, Mr. Roy Duffield, Zoning Officer

Approval of September 2019 Minutes:

Mr. Ryder motioned and second by Mr. Romick to approve the September 2019 minutes.

Chairman Aspras: **Yes**

Mr. Owen: **Yes**

Mr. Slenkamp: **Yes**

Councilman Weng: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Public Comments:

None

Historic Preservation Commission:

Mr. MacDonald swore in Ms. Michelle LaPlante, Vice Chair of the Historic Preservation Commission.

Application No. 2019-39

Alan S. Hamilton

39 West Ave.

BI-7 / L-19

Window replacement/siding & roof repair

Application No. 2019-40

David Berger DBA 59-67 Broadway LLC

59-67 S Broadway

BI-74 / L-5.01

Ext. Painting/Tile repair

Application No. 2019-41

EMAA Holdings DBA Milkweed Market & Table

134 S Broadway

BI-25 / L-3

Remove roof overhang/new windows/doors/façade

Application No. 2019-42

Elliot Kharkats

102 Fourth Ave.

BI-17 / L-1

**Repair & paint existing fence/spindles/doors
Add lantern style lighting**

Mrs. Kelley motioned, second by Mr. Romick to approve Application No. 2019-39 and 2019-40. And in reference to 2019-40 the recommendation that the existing framing awning be removed, or a new awning be installed on the framing.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Councilman Weng: **Yes**

Mr. Owen: **Yes**

Mr. Slenkamp: **Yes**

Mrs. Kelley motioned, second by Mr. Slenkamp to approve Application No 2019-41.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Councilman Weng: **Yes**

Mr. Owen: **Yes**

Mr. Slenkamp: **Yes**

Mr. Owen motioned, second by Mrs. Kelley to approve Application No. 2019-42, with requirements of removing the railings and if replaced, the applicant returns with a new application.

Chairman Aspras: **Yes**

Mrs. Kelley: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Councilman Weng: **Yes**

Mr. Owen: **Yes**

Mr. Slenkamp: **Yes**

Chairman Aspras then noted that according to the boroughs Architectural Code, if an application comes before the Historic Commission and the Commission has a recommendation for something other than the actual application, they may make that recommendation to the Planning/Zoning Board. The Board can then make the recommendation a requirement.

Chairman Aspras then recognized Mr. Roy Duffield, Zoning Officer.

Mr. Duffield and Chairman Aspras discussed adjustments and changes to be made to the boroughs Solar Ordinance. Mr. MacDonald suggested that they give the language to Borough Council and then have Council come back to the Planning Board with the changes.

Mr. Duffield presented a list of the activity in the Zoning Office over the preceding month. This list included both permits and possible zoning and/or historic violations.

Mr. MacDonald then presented the following Memorialization.

Memorialization of Historic Application Denial

RESOLUTION NO. 2019-16

Historic Preservation Commission

Denial of Certificate of Appropriateness

Bethany Cope

178 North Avenue

Application No. 2019-37

Mr. Owen motioned, second by Mr. Slenkamp **to memorialize Resolution No. 2019-16.**

Chairman Aspras: **Yes**

Mr. Owen: **Yes**

Mr. Slenkamp: **Yes**

Councilman Weng: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Historic Commission Liaison

No Report

Economic Development Committee:

Mr. Owen reported that the group Creative Pitman is working on salvaging and restoration of the mural paintings that were on the uptown buildings. There is also an effort underway to paint the light boxes/traffic control boxes. The new and improved Historic District street signs were also approved for payment. He then reported that there are more shuttles running on Saturdays throughout the holidays for shoppers.

Chairman Aspras then noted to both the Chairman and Vice Chairman of the Historic Commission that the Chamber does have signage and façade grants available for applicants for the uptown area.

New Use Waiver Committee:

Nothing to report

Site Plan Committee:

No Report

Subdivision Committee:

Nothing to report

Master Plan Committee:

Nothing to report

Environmental Commission:

Nothing to report

Council Report:

Councilman Weng reported that there were 3 qualifiers for the liquor license bid.

Sweet Lula's
Slacks Theater/ Wine Bar
Vito Mannino

The bids will be opened on Friday, Nov. 1st. He stated that the money from the bid goes into the General Fund.

Other Business:

Solicitor MacDonald reported that at the next Planning & Zoning Board meeting he would be reviewing a training booklet for Land Use Board members through JIF. He urged all members to look over the material that he was handing out and wants all members to be present at the November meeting. All members names that have reviewed and completed the training process will be submitted to JIF.

Councilman Weng stated that Mr. Merryman and Mr. Mannino would be coming to Council to update them on the project at the Pub.

Chairman Aspras said that there was an Open House this evening on the Bicycle Pedestrians Improvements Plan. The plan will use our current infrastructure and work on making it safe for bicycles and pedestrians. At some point this plan will be brought before the Planning/Zoning Board.

Adjournment:

Mrs. Kelley motioned, second by Mr. Slenkamp to adjourn. **All in favor.**

Respectfully submitted,
Connie Anderson