

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

Minutes of September 16, 2019

Call to Order:

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

Attendance:

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

***Mrs. Cioffi arrived at 7:03 after roll call.**

Absent Members:

Mr. Fijalkowski, Mrs. Kelley, Mrs. Cioffi

Advisors Present:

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

Approval of August 2019 Minutes:

Mr. Owen motioned, second by Mr. Romick **to approve** the August 2019 minutes.

Chairman Aspras: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Councilman Weng: **Yes**

Mrs. Stech: **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. 2019-34

Jessica Devecchio

181 Northwest Ave.

BI-18 / L-1

Roof/door replacement/windows/rails

Application No. 2019-35

Madison Hall

46 South Oak Ave.

BI-5 / L-11

Roofing

Application No. 2019-36

Justin Grey

192 North Ave.

BI-7 / L-29

**Replacement of decking/support/railing
Repaint to original colors**

Application No. 2019-38

**John Barton
158 S. Broadway
BI-25 / L-10**

Roofing

Mr. Ryder motioned, second by Mr. Slenkamp to approve **Applications No.2019-34 through 2019-36 And Application No. 2019-38.**

Chairman Aspras: **Yes**
Mr. Owen: **Yes**
Mr. Ryder: **Yes**
Mr. Romick: **Yes**

Councilman Weng: **Yes**
Mrs. Stech: **Yes**
Mr. Slenkamp: **Yes**

Mr. Madison presented **Application No. 2019-37** and explained that it had **not been recommended** by the Historic Preservation Commission on the following grounds: **Does not meet Historic District guidelines. Does not have zoning approval. Does not meet Borough of Pitman Ordinance on fencing.** Mr. MacDonald then stated that the zoning issue cannot be prejudicial to this board in reference to the current application.

Mr. Madison added that this application was denied without prejudice and she can bring back another application following the guidelines.

Councilman Weng then stated that he had been present at the Historic Preservation meeting when this application was presented. He said that the two main reasons that the application was not recommended was the board spacing and the materials used to construct the fence.

Application No. 2019-37

**Bethany Cope
178 North Avenue
BI-7 / L-27**

Fencing

Mr. MacDonald swore in Ms. Cope.
Mr. MacDonald stated the reasons for denial.

Ms. Cope testified that she used the corrugated metal for the fencing because it dated back to the 1800's and she felt it was suitable. The fence in question was constructed of wood and corrugated steel and constructed without an application and without recommendation by the Historic Preservation Commission. She further explained that she purchased the home in 2003 and worked on it over time eventually retiring and relocating here. She stated that she was aware, that the house was located in the Historic District. She said that she found it difficult to get a copy of a map of the Historic District. Although she had applied for other building permits for the property she failed to do so for the fence because she felt she was just replacing what was there.

Mr. Franchi motioned, second by Mrs. Stech **to deny Application No. 2019-37**, without prejudice.

Chairman Aspras: **Yes**
Mr. Owen: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

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

Mrs. Stech then mentioned that there is not a correct map that indicates the Historic District. She suggested that maybe when we send out tax bills, we could notify people that they are located, in the Historic District.

Mr. Owen stated that her point is well taken and that the realtors should have some responsibility in disclosing this fact about the properties.

It was then suggested that it should be put in the newsletter as everyone would read this.

Issue of Compliance with Historic Requirements

Chairman Aspras said that there were some questions with the Historic Commission on compliance. He asked Mr. Duffield if he would check on a window as to whether, it was compliant. Mr. Duffield said that he would only do that if there were a formal complaint.

He stated that he would not go around looking for violations. If someone wants him to look at a property he would go out and do so. Chairman Aspras then clarified, that he would have to be notified first. Mr. MacDonald said that Mr. Duffield is right. The Historic Ordinance itself says **upon learning of the violation the zoning officer shall serve upon the owner of the property wherein the violation is occurring a notice of cease and desist.**

Councilman Weng then stated that Mr. Duffield was hired for 5 hours a week. An hour and a half of which are office hours. That leaves him 3 ½ hours to work through all the applications in the entire Borough of Pitman along with the other complaints of violations that he does get. The Borough simply does not pay him enough to patrol the Historic District and find violations. This also is not a priority of Borough Council.

Mr. Duffield then stated that when he does issue permits in the Historic District he adds a line that informs the applicant that they are located in the Historic District and any exterior work would require a Certificate of Appropriateness.

Merryman's Pub

Mr. MacDonald then stated that there has been some question as to Merryman's Pub and the Redevelopment Plan. He said that he had reviewed the plan with the Borough Solicitor, Councilman Weng, and Mr. Kernan, who is the Planner for both the Board and the Borough, and the author of the redevelopment plan itself. In question, is what that plan meant, as to any other approvals required, from either Historic or New Use. Both of which are subcommittees of the Planning/Zoning Board. Mr. MacDonald stated that the question seems to be, what did Borough Council intend when they passed this. The answer, he said is that they intended that Borough Council would be the ones reviewing any of the aspects of Historic review, and therefore would not need an application to the Historic Commission as it is not necessary.

It was further stated that the applicant does need to come before the New Use Committee. He then stated that the Chairman, discovered that the applicant has made an application to the New Use Committee, and it had been approved on May 16, 2019.

Councilman Weng then said that based on the language in the Redevelopment Ordinance it was Councils intention, and his personal intention that the preservation, renovation and construction of the building did not have to go before the Historic Commission.

Chairman Aspras then said that there is nothing stopping Mr. Madison from talking to Vito.

Councilman Weng said that they could set up a meeting for them to look at the architectural plan. He also stated that Council is not going to get involved in how the building is going to look. Merryman's is going to decide what is best for his building. Council has the power to step in at any time to say that they have gone too far. Anyone can come before Council and stated that they feel that something has

taken away from the character of the Historic District. At that time then Mayor and Council would have a discussion, about whether, or not, to speak to Vito about making changes.

Chairman Aspras then presented a list of current activity from the Zoning Officer. Mr. Duffield said that of the properties listed on there, located in the Grove, 2 of them have received violation notices and he wants to consult the Historic Preservation Commission on the other 3.

Historic Commission Liaison:

Mrs. Stech – No report

Economic Development Committee:

Mr. Owen reported that there will be a meeting this Thursday at 7:00 pm and everyone is welcome.

New Use Waiver Committee:

No report

Site Plan Committee:

No report

Subdivision Committee:

No report

Master Plan Committee:

Mr. Ryder commented that next year is a census year. He suggested that as soon as this comes in, the Master Plan Committee should begin to use this data to incorporate into the reexamination report.

Environmental Commission:

Mr. Slenkamp reported that the management and oversight of the Lipari Landfill is going to be transferred from USEPA to NJDEP.

He said it sounds like NJDEP is going to maintain the ongoing operations and processes that are in place now.

Mr. Romick asked if there was data on how much of the cleanup is completed. Mr. Slenkamp stated that the primary contaminants have been reduced greatly. The complete cleanup will last decades.

Mr. Slenkamp also said that the Household Hazardous Waste Collection Day is this Saturday at the South Harrison solid waste complex, from 8:00 AM to 2:00PM.

Mr. Owen asked if the Environmental Commission has determined where the trash around Alcyon Lake comes from. Are these folks who live on the lake causing it or is it coming from somewhere else.

Mr. Slenkamp said that it hasn't been a primary topic, but the suspicion is that it is coming from further up, perhaps Glassboro or Rowan.

Council Report:

Councilman Weng stated that everything had already been covered earlier in the meeting.

Other Business:

None

Adjournment:

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

Respectfully submitted,
Connie Anderson