

**Borough of Pitman  
Combined Planning / Zoning Board  
Meeting  
Via Virtual Zoom Meeting**

**Minutes of July 20, 2020**

**Call to Order:**

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

**Chairman Aspras read the Open Public Meetings Act.**

**Attendance:**

Chairman Aspras, Councilman Fitzpatrick, Mr. Ryder, Mr. Slenkamp, Mr. Romick, Mr. Franchi.

- Mayor Razze and Mrs. Stech arrived at 7:07
- Mr. Owen arrived at 7:08

**Advisors Present:**

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

**Approval of July 2020 Minutes:**

Mr. Romick motioned, second by Chairman Aspras to approve the June 2020 minutes with one correction cited by Mr. Ryder.

Chairman Aspras: **Yes**  
Mr. Ryder: **Yes**  
Mr. Franchi: **Yes**

Councilman Fitzpatrick: **Yes**  
Mr. Romick: **Yes**

**Public Comments:**

None

**Historic Preservation Commission:**

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

Mr. Madison presented the following applications for approval.

**Application No. 2020-19**

**Gregg Collinsworth  
124 Seventh Ave.  
BI-20 / L-8**

**Fence replacement**

**Application No. 2020-23**

**Vanessa James  
91 Circle Ave.  
BI-22 / L-1**

**Installation of shed**

Mr. Franchi motioned, second by Mr. Ryder to approve both Application No. 2020-19 and 2020-23.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

**Application No. 2020-20**

**Alan & Diana Capaccio**

**136 South Ave.**

**BI-15 / L-21**

**Replacement of screen panels**

Mr. Madison explained that this application was denied by the Historic Preservation Commission because the replacement panels submitted were constructed of glass and not within the historic guidelines.

**Application No. 2020-22**

**Robin Mollenhauer**

**136 West Ave.**

**BI-188 / L-12**

**Step replacement/handrail replacement**

Mr. Madison explained that this application was denied by the Historic Preservation Commission because the handrail/balusters submitted were not within the historic guidelines.

Councilman Fitzpatrick motioned, second by Chairman Aspras, to deny without prejudice, Applications No. 2020-20 and 2020-22, as they do not fall within the guidelines of the Borough of Pitman Historic Preservation Commission.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

**Mr. Madison presented Application No. 2020-21.**

**Bruce Livezey**

**10 Fourth Ave.**

**BI-6 / L-3**

**Painting & Fence**

Mr. Madison explained that this application had been recommended for the painting but not for the fence. He further stated that he himself, Mr. Hitchner and Ms. LaPlante, from the Historic Preservation Commission went out to the property after the July meeting of the Commission and evaluated the current fence. The confusion with the application was that there were 3 styles of fencing in disrepair. The resolution was to remove the damaged fence and install a white vinyl fence with lattice at the top that would adhere to the guidelines of the Historic Commission.

Mrs. Stech motioned, second by Mr. Romick **to approve Application No. 2020-21 for both painting and fencing** as recommended by the Borough of Pitman Historic Preservation Commission.

Chairman Aspras: **Yes**  
Mayor Razze: **Yes**  
Mr. Ryder: **Yes**  
Mr. Romick: **Yes**

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

**Zoning Officer Report:**

Mr. Duffield asked if there were any questions about the monthly report that he had submitted to the members of the board via email.

Chairman Aspras asked if the issues at the Fazzio Plant had been resolved. Mr. Duffield reported that none of the requests that the Borough had made of Fazzio had been complied with and the Borough Solicitor has suggested that he file a complaint with the Municipal Court.

Mayor Razze asked if Mr. Duffield had had a conversation with a gentleman interested in building at the corner of Franklin and Ardmore. Mr. Duffield said that he had several inquiries about that lot and most recently with Mike East. Mayor Razze responded that was the gentleman he was referring to.

**Master Plan Report on Bicycle & Pedestrian Plan:**

Mr. Ryder reported that his committee including himself, Mrs. Stech, Mr. Romick, Mr. Slenkamp and Officer Marshall Pierson of the Pitman Police Department had met and arrived at the following. The Bicycle & Pedestrian Plan presented at the June meeting will be a valuable tool for future planning. The committee felt that it was a bunch of conceptional recommendations and not anything that should be implemented right away. Most of the information presented is on County roads and the County has jurisdiction over that.

They felt that it is a good idea to limit vehicular speeds to 25 mph to help pedestrians and bicyclists, and they liked the idea of bicycle lanes, however we don't have that kind of room in Pitman. They also endorse the idea of sidewalks where they are lacking.

Mr. Ryder also suggested Land Use ordinances probably should address that when we require parking and vehicular access, there should be a word in there about bicycle parking and access. In addition, a crossing over the railroad track for pedestrians to get over the tracks on Holly Ave. and Lambs Rd. would also be suggested.

Mr. Romick said that he felt that gaps in sidewalks should be a priority, and he also takes issue with figure #41 showing bicycles going against traffic. He also felt that it is good that we have the report.

Mrs. Stech stated that she felt that some of the points were more important than others and perhaps they had not been listed in that order. She also said that they had discussed a sign in Mantua letting drivers know that the speed limit would be dropping as they enter Pitman.

Mr. Romick stated that it is a Municipal Ordinance that sets the speed limit and that the County may be able to place a sign warning of the speed limit dropping.

Chairman Aspras suggested that the Committee prioritize their suggestions.

Chairman Aspras thanked the Master Plan Committee for their work on the report.

**Council Report:**

Councilman Fitzpatrick reported that at the last Borough Council meeting they went over the Capital requests, some of the manholes in Pitman are sinking, the summer tennis program is up and running, there were 300 runners in the 4<sup>th</sup> of July Virtual Run, Laurel Market is up and running, ordering is online and pickup at Words Matter. A task force for diversity and inclusion has been formed, 13 people were sworn in at the last Council meeting. The library is open at 25% capacity and had suffered some flooding during the last storm.

Mayor Razze added that the Diversity Task Force will meet this Thursday evening. The Borough is in the process of refinancing some of their debt in hopes of saving a significant amount of money in the debt service that they pay each year. There was a second reading of that ordinance.

The Borough also applied for Green Acres money to try and obtain a piece of land at the end of Carew, the Zee property, and passed a resolution to apply for Stewart Trust money as well.

Mr. Owen reported that the Highland Carnival has been cancelled as well as the Car Raffle. EDC is working on Theater Ave. to put together a list of proposals to improve the condition and appearance.

Mayor Razze said that there is still a plan and discussion to celebrate Independence as far as a parade and fireworks.

Councilman Fitzpatrick stated that he received an email from Josh Hitchner in reference to Ordinance 35-24:3 concerning 5 ft. fence setbacks in the Grove. Chairman Aspras said that would be an ordinance issue, and he would look into the history of our ordinances.

**Solicitor MacDonald then presented Applications 2020-14 and 2020-16 for Memorialization.**

Mr. Ryder motioned second by Mr. Romick **to Memorialize both Application No. 2020-14 and Application No. 2020-16**, denying without prejudice.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Owen: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Romick: **Yes**

**Adjournment:**

Mrs. Stech motioned second by Mr. Ryder to adjourn.

**All in favor.**

Respectfully submitted,  
Connie Anderson  
Recording Secretary

