

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

**Minutes of June 15, 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, Mrs. Stech, Mayor Razze, Councilman Fitzpatrick, Mr. Ryder, Mrs. Kelley, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

**Absent:**

Mr. Fijalkowski, Mr. Scutt

**Professionals Present:**

Mr. Arthur MacDonald, Solicitor, Mr. Tim Kernan, Planner/Engineer, Mr. Walt Madison, Chairman Historic Preservation Commission, Mr. Roy Duffield, Zoning Officer

**Approval of May 2020 Minutes:**

Mr. Owen motioned second by Mr. Ryder **to approve** the May 2020 minutes.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Slenkamp: **Yes**

Mr. Romick: **Yes**

Mr. Austin: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mrs. Kelley: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

**Public Comments:**

**None**

**Memorialization**

Mr. MacDonald presented the Memorialization for the Minor Subdivision with the following conditions:

**Removal of all trash, confirmation that the lot is suitable for private septic, revised subdivision plan setting forth location of shared driveway, with lots together with all easements in connection there with, existing water line to be shown on revised plan, revised plan shows the special lot hazard area and a jurisdictional determination as well as the fresh water wetlands and a letter of interpretation as may be required from DEP to the satisfaction of the board engineer. Prior to building permits the applicant must first obtain grading plan approval for the construction of the new dwelling. All other requirements set forth in Tim's letter and all outside review from outside agencies.**

**Minor Subdivision W/Bulk Variance**  
**Avis Builders, LLC**  
**594 E. Holly Ave., BI-146 / L-11**

Mrs. Kelley motioned second by Chairman Aspras **to accept the Memorialization of** the Minor Subdivision with Bulk Variance for BI-146 / L-11 submitted by Avis Builders, LLC.

Chairman Aspras: **Yes**  
Mayor Razze: **Yes**  
Mrs. Kelley: **Yes**  
Mr. Romick: **Yes**

Mrs. Stech: **Yes**  
Mr. Ryder: **Yes**  
Mr. Slenkamp: **Yes**

**Historic Preservation Commission:**

Mr. MacDonald swore in Mr. Madison.

**Mr. Madison presented the following 3 applications.**

**Application No. 2020-15**

Noelle Sofia Starr  
3 Second Ave.  
BI-2 / L-1

Door replacement

**Application No. 2020-17**

EMAA Holdings  
DBA Milkweed Table & Market  
134 S. Broadway  
BI-25 / L-3

Siding/deck landing/railing/gooseneck lamps  
Roof / paint / exterior door/ stucco

**Application No. 2020-18**

PMDI Signs Inc  
20 S. Broadway  
BI-1 / L-5

Replacement of existing sign

Mr. Slenkamp motioned second by Mr. Ryder **to approve Applications No. 2020-15, 17, and 18.**

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

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

Mr. Madison presented the following 2 applications.

**Application No. 2020-14**

Vincent DeGori  
133 Ninth Ave.  
BI-21 / L-5

Deck / Shed

**Application NO. 2020-16**

Hugo Duarte  
203 Embury Ave.  
BI-26 / L-8

Fencing

Mr. Madison noted that both applications were **denied by the Historic Preservation Commission**.

Mrs. Kelley motioned second by Mr. Romick **to deny Application No. 2020-14 without prejudice**, as both decks and metal sheds are not permitted in the Historic District.

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

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

Mrs. Kelley motioned second by Mr. Ryder **to deny Application No. 2020-16 without prejudice**, as neither the height nor the fencing material is appropriate.

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

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

•Mr. Madison noted that earlier in the day he observed that the outside dining tables were too close to the street at Merryman's Pub, forcing pedestrians to walk into the street to pass by.

Mayor Razze stated that Council did narrow the pedestrian walk. The issue with the seating today is being addressed and the seating will be moved back allowing for a pedestrian walk. He also added that this specific seating is temporary.

### **Presentation of Pitman Bicycle & Pedestrian Plan**

Chairman Aspras recognized Steven Chiaramonte of WSP, the consulting firm selected to provide technical assistance for the study.

- **Councilman Fitzpatrick explained that the EDC received a grant from the NJDOT to do a study about walking and cycling in the Borough and how it could be improved. The study was finalized a couple of months ago and Mr. Chiaramonte is here to present the plan this evening.**

Mr. Chiaramonte explained that he provides bicycle and pedestrian planning for municipalities. The study for Pitman began in the Fall of 2018. His group worked with the Borough and a locally appointed steering committee. The committee consisted of local Municipal representatives, people from the school district, police and fire departments, local businesses and residents. The committee met 3 times during the study covering the methodology, the plan and initial analysis and then last Fall to talk about final recommendations.

Mr. Chiaramonte explained that they made every effort to get public input for the plan, including, a focus group conducted at Human Village, a Public Open House at the Art Gallery, and online, all providing feedback for the plan.

The study identified key destinations, locally, regionally and to adjacent towns, crash data, and detailed inventory of conditions in the borough sidewalks, crossings, and pipe facilities. Every street in the Borough of Pitman was covered over 4 separate visits. This allowed them to analyze the bicycle level of traffic stress.

The analysis enabled them to identify roads that were problematic for cyclists and pedestrians. The study focused on access to Borough schools as many children are walking and biking, as well as identifying key intersections and corridors for cyclists and pedestrians. They also were able to determine areas in need of signing, striping and lighting.

In terms of cyclists there were areas in need of resurfacing of existing pavements. As far as bicycle parking, there are good opportunities, but some are outdated.

Mr. Chiaramonte then stated that if this plan is adopted it is important to note these are just recommendations and the Borough is not bound to any of them. These recommendations can be implemented individually or incrementally. The goal, as the improvements are made, is to improve the overall network for walking and biking.

The next step would be to identify priority improvements through Grant programs.

### **Chairman Aspras opened the floor to questions from the Board.**

Mr. Slenkamp asked Mr. Chiaramonte which priorities he would choose if the Borough had the money to implement them. Mr. Chiaramonte said that the intersection of Broadway and Ballard is a critical infrastructure at the heart of the town. Also, the crossing of the potential GCL line at the Northern and Southern part of the Borough, especially the one at the North and the link to the High School.

Mr. Romick agreed that these were the two priorities he would choose. Mr. Romick also noted that 90 to 95% of the improvements were involving County roads. Mr. Chiaramonte stated that the County is understanding of these types of projects and needs, and added that It will probably take the Borough stepping up and figuring out where to push the County to spend the money, as these improvements are basically low cost but highly impactful.

Mr. Romick stated that the proposed pedestrian bike path along Alcyon Woods, at one point, on Lambs Rd and along Holly Ave. seem as though the bikes would be traveling opposite the traffic. Mr. Chiaramonte said that this is not the specific detail of the path but just the concept of being able to provide this circuit within the woods. For mapping purposes, it appears adjacent to Holly but not on the

road. The section that is from the apartment complex towards the lake is on a raised curb, and a shared use path, adding that the section adjacent to the lake is very tight and the raised curb was the best answer.

Mayor Razze then asked about Pitman Ave. and the plans proposal of several lanes sectioned out for a dedicated bike lane, parking, and a dedicated travel lane for vehicles. He questioned if there was that kind of width of the road once you travel past Rosebud Florist. Mr. Chiaramonte said that he believed there was enough room to get at least a bike lane up until Highland Terrace. However, this is one of many potential projects that the Borough could choose to improve and if Pitman Ave. is not the corridor then there are others.

There was also discussion of painted bike lanes, speed limits throughout the Borough, the addition of sidewalks where there are none and curb extensions that appear in the study.

Mr. Ryder suggested that this plan now be referred to the Master Plan Committee for further review. Mr. Romick and Mr. Slenkamp agreed that they could meet sometime within the next month with Mr. Ryder as part of the Master Plan Committee.

Councilman Fitzpatrick stated that there was a subcommittee that had met and prioritized what they thought was the most important in the study. He said that he would email those priorities to Mr. Ryder.

#### **Council Report:**

Councilman Fitzpatrick reported that at last Monday's meeting Council approved temporary outdoor dining in the parking lot behind Merryman's Pub, Ballard Park and Theater Ave. They passed a proclamation deeming June as LGBT Pride month in the Borough and also passed a proclamation to make a task force for inclusion and diversity on many of the committees in the Borough. The Borough's 4<sup>th</sup> of July activities are postponed due to Covid-19

#### **Other Business:**

The Mayor also reported that the numbers regarding the Covid-19 in Pitman remain low and we have done well.

Mr. MacDonald stated that the Chapman deeds have been signed but there is no site plan yet.

**Roy Duffield, Zoning Officer** stated that he had submitted his report via email and if there were any questions, he would be happy to answer them. There were none.

#### **Sony**

Mayor Razze stated that there would be a need for a Change of Use if Amazon was to use the Sony parking lot. Mr. Duffield said that he had spoken to the owner of the property and his attorney and that he had explained to them why he had denied their application and directed them to the New Use Committee.

#### **Adjournment:**

Mr. Romick motioned second by Mr. Franchi **to adjourn.**

**All in favor.**

Respectfully submitted,  
Connie Anderson  
Recording Secretary