

**Borough of Pitman
Combined Planning/Zoning Board Meeting
Council Chambers
Minutes of November 15, 2021**

CALL TO ORDER:

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

ATTENDANCE:

Chairman Aspras, Ms. Stech, Mayor Razze, Mr. Ryder, Ms. Kelley, Mr. Fijalkowski, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

ADVISORS PRESENT:

Solicitor: Ms. Marla Gaglione, Pitman Historic Commission: Mr. Walt Madison, Zoning Officer: Mr. Roy Duffield, Planner/Engineer: Mr. Tim Kernan

ABSENT MEMBERS:

Councilman Fitzpatrick and Mr. Scutt

APPROVAL OF OCTOBER 2021 MINUTES:

Ms. Kelley motioned, second by Mr. Fijalkowski to approve the October 2021 Minutes with addition of special meeting.

Chairman Aspras: Yes	Ms. Stech: Yes
Mayor Razze: Yes	Mr. Ryder: Abstain
Ms. Kelley: Yes	Mr. Fijalkowski: Yes
Mr. Slenkamp: Yes	Mr. Owen: Yes
Mr. Romick: Yes	Mr. Franchi: Yes
Mr. Austin: Yes	

PUBLIC COMMENTS:

No public comment.

HISTORIC PRESERVATION COMMISSION:

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

Mr. Madison presented the following applications for approval:

Application No. 2021-42

**Christina Howton
30 Pitman Avenue
Block 74 / Lot 12**

Awning

Application No. 2021-43

**Milkweed Table & Market
134 S. Broadway
Block 25 / Lot 3**

Pergola/Outside Tent and Deck

Application No. 2021-44

**Gabriella Capobianco
109 West Jersey Ave
Block 83 / Lot 19**

Sign

Mr. Slenkamp motioned, second by Ms. Stech to approve Applications No. 2021-42 through 2021-44.

Chairman Aspras: **Yes**

Ms. Stech: **Yes**

Mayor Razzo: **Yes**

Ms. Kelley: **Yes**

Mr. Fijalkowski: **Yes**

Mr. Slenkamp: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

Mr. Austin: **Yes**

SITE PLAN & NEW USE COMMITTEE:

Mr. Fijalkowski presented the following application:

Appeal No. 21-621 Site Plan Waiver

**Glenda Barachko
152 S. Broadway
Block 25 / Lot 8**

Non-Medical Ultrasound Studio & Retail Store

Mr. Fijalkowski advised that the Site Plan & New Use Committee recommended all aspects of the site plan be waived based upon the fact that there is currently no construction in the building and the use is applicable for non-medical ultrasound studio and retail store.

Mr. Fijalkowski motioned, second by Ms. Kelley to approve Application No. 21-621.

Chairman Aspras: **Yes**

Ms. Stech: **Yes**

Mayor Razzo: **Yes**

Mr. Ryder: **Yes**

Ms. Kelley: **Yes**

Mr. Fijalkowski: **Yes**

Mr. Slenkamp: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

*Mayor Razzo addressed Chairman Aspras, explaining he is recusing himself before the next topic due to a family member having a competing business.

Mr. Fijalkowski presented the following application:

Appeal No. 21-617

Barbara Groves

487 West Holly Avenue

Block 186 / Lot 14

Barber Shop w/ Parking Lot

Mr. Fijalkowski reported that the committee is recommending some segments of site plan be waived but not all segments. Mr. Fijalkowski indicated that both the parking area and lighting needs engineer review, and that the third aspect of a hearing review would be ADA compliance of the facility. Those three aspects require a site plan and a hearing submission by the applicant for approval.

Ms. Gaglione swore in Barbara Groves, 404 Labrador Trail, Mullica Hill, NJ. Ms. Groves indicated there would be no inside construction for her Barber Shop, lighting could be updated, and is agreeable to a recommendation from the site plan committee.

Ms. Gaglione swore in Matt Gangi. Mr. Gangi, who is representing the owner, asked for clarification of what was needed for the application.

Councilman Aspras advised that the site plan application has to be advertised and that applicants would need a 200 foot list from office.

Ms. Gaglione swore in Robert Groves, 13 Winterberry Court, Glassboro, NJ. Mr. Groves clarified that what is needed is a site plan and that the engineer will make sure it complies with Code. Chairman Aspras explained they will have to apply and submit a site plan.

Mr. Fijalkowski motioned to waive all aspects of site plan except lighting, parking lot conditions and review by engineer for ADA compliance, second by Mr. Ryder for Application No. 21-617.

Chairman Aspras: **Yes**

Ms. Stech: **Yes**

Mr. Ryder: **Yes**

Ms. Kelley: **Yes**

Mr. Fijalkowski: **Yes**

Mr. Slenkamp: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

VARIANCE APPLICATION:

Chairman Aspras presented the following application:

Appeal No. #21-619 Use Variance Walker Roofing

Lance Feathers

6 Poplar Avenue

Block 197 / Lot 17

Car Detailing in a Residential Zone

Ms. Gaglione swore in Lance Feathers, 1461 Gradyville Road, Glen Mills, PA. Mr. Feathers stated he runs a roofing business, Walker Roofing, in Pitman. Mr. Feathers stated he wants to allow his friend to use the building to detail cars and that it would not be an addition to his roofing business. Mr. Feathers indicated his friend would be detailing one or two cars per week.

Tim Kernan, Engineer for the Borough of Pitman, reported that since car detailing is not permitted in this zone, special reasons should be provided on the record for the proposed use. Mr. Kernan is requesting testimony on the record regarding parking.

Ms. Gaglione swore in Joel Seebow, 9 Greenwood Drive, Sewell, NJ. Chairman Aspras asked Mr. Seebow if he would be doing the proposed car detailing, which Mr. Seebow affirmed. Mr. Seebow read a letter written by Alexandra Olsen and Jennifer Johnston for Mayor Razzi and Pitman Council, stating their receipt of notification from Walker Roofing and that they have not experienced any increased noise or traffic.

Ms. Gaglione swore in Roy Duffield, Pitman Zoning Officer. Mr. Duffield stated that when the Zoning Permit was applied for, it was noted that Walker Roofing's use of the property is governed by a variance granted by the Planning & Zoning Board in 1993 for use solely as a warehouse facility for the roofing business, and for no other commercial purposes. Mr. Duffield stated that this would be an expansion of that use, in an R1 zone/residential zone, and that is why the application was denied. Mr. Duffield further indicated that there are no sanitary facilities in the building.

Ms. Gaglione swore in Joseph C. Millar Jr., 302 Poplar Avenue. Mr. Millar stated that there are high end cars coming and going, it is loud, and he is not happy with it.

Ms. Gaglione swore in Charles Dubbs, 34 Poplar Avenue. Mr. Dubbs stated he has lived at said residence for over 50 years and the Walkers have been fantastic neighbors and he has never had a problem.

Ms. Gaglione swore in Deb Plazio, 300 Poplar Avenue. Ms. Plazio stated that her concern is that it is going to get busier with muscle cars, indicating there is also a boat. Ms. Plazio further stated that she is concerned about the water run-off and the parking situation.

Ms. Gaglione swore in Don DeHart, 310 Poplar. Mr. DeHart stated that he has lived there for 50 years and that it has always been a quiet street. Mr. DeHart indicated that it is going to get busier, there will be more cars, more traffic, and that there are cars racing up and down the street when they are leaving.

Ms. Gaglione swore in Lois White, 48 McClelland. Ms. White stated that the business has been working there since August, that it is noisy and it is awful that they work on Sunday. Ms. White stated that she does not want them to work on Sunday. Ms. White further stated said that they 'whiz their cars around' and they are noisy and it is unsafe.

Ms. Gaglione swore in Louise Spera, 305 Poplar. Ms. Spera stated her backyard backs up to Walkers and that there is painting, which is not appropriate in their neighborhood.

Joel Seebow showed the Board pictures from inside the building from his cell phone. When asked if there are any other people working for the detailing business, Joel indicated he had one helper who worked for him for a couple of months. Mr. Seebow indicated that he has detailed one boat at this location.

Mr. Ryder stated he does not live too far from the facility and that Walker Roofing has always been quiet and good neighbors. Mr. Ryder indicated that the building was grandfathered as preexisting use, explaining Mr. Walker has lived on Poplar and built a warehouse close to his home before zoning/pre-zoning. Mr. Ryder stated that this (detailing) business has nothing to do with Walker Roofing, that it is a separate operation, not an expansion of existing use, that it is a new use. Mr. Ryder indicated that zoning

is designed to keep commercial use out of residential zones. In conclusion, Mr. Ryder stated that it is contrary to the purpose of zoning to permit the use.

Mr. Ryder motioned, second by Mr. Fijalkowski to deny the application.

Chairman Aspras: **Yes**

Ms. Stech: **Yes**

Mr. Ryder: **Yes**

Ms. Kelley: **Yes**

Mr. Fijalkowski: **Yes**

Mr. Slenkamp: **Yes**

Mr. Owen: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

Mr. Austin: **Yes**

REVIEW OF NEW USE COMMITTEE PROCESS FOR POSSIBLE CHANGES:

The Board Members discussed possible changes to the new use process, the current ordinance, the original intention of that ordinance, and the new use application itself.

ZONING OFFICER REPORT:

Mr. Duffield, Zoning Officer, stated he approved 15-18 permits over the course of the past month and has worked on approvals for outdoor dining for the upcoming year. Beginning next year, people will have to apply for outdoor dining permits. When Milkweed applies for a Zoning Permit for backyard dining, they will have to appear before the New Use/Site Plan Committee because of an expansion of use.

MASTER PLAN COMMITTEE:

Mr. Ryder reported that he met with Roy Duffield and Tim Kernan this evening. The Master Plan Committee decided that an accessory building should not be lived in and should not have a business operating out of it. An accessory building should not have a height higher than the house to which it is subordinate.

ECONOMIC DEVELOPMENT COMMITTEE:

Mr. Owen reported that the committee will meet Thursday evening at 7:00 p.m. The Economic Development Committee covers the annual music subscription on Theatre Avenue. They will be taking down the patriotic banners and putting up winter themed banners in time for the Santa Parade. Mr. Owen reported they will be closing Human Village Brewery on Broadway due to the building being sold.

SUBDIVISION COMMITTEE:

Ms. Kelley stated that there is nothing to report.

COUNCIL REPORT:

In Councilman Fitzpatrick's absence, Mayor Razze announced a thank you to our volunteer firefighters for putting up holiday decorations downtown.

OTHER OLD OR NEW BUSINESS:

Chairman Aspras reported that next month will be the Fazio hearing with clarification. Ms. Gaglione stated that they will meet with the applicant and his attorney to explain what is required before the next meeting.

The public portion was reopened to address the concern of Ms. Groves with an employee of Construction Office. Ms. Groves stated the employee was cold towards her. Regarding her application, Ms. Groves was advised by the Board that she cannot open the barbershop until they get through the site plan review process.

ADJOURNMENT:

Ms. Stech motioned, second by Mr. Fijalkowski to adjourn.

All in favor.

Respectfully submitted,

**Andrea Whilden
Recording Secretary**