

**Borough of Pitman
Combined Planning/Zoning Board Meeting
Council Chambers
Minutes of July 17, 2023**

CALL TO ORDER:

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

ATTENDANCE:

Chairman Aspras, Mayor Razze, Council President Fitzpatrick, Mrs. Kelley, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

ADVISORS PRESENT:

Solicitor: Mr. Dasti, Engineer/Planner: Tim Kernan, Historic Commission: Walt Madison, Zoning Officer: Roy Duffield

ABSENT MEMBERS:

Mrs. Stech, Mr. Ryder, Mr. Fijalkowski, Mr. Slenkamp, Mr. Scutt

APPROVAL OF JUNE, 2023 MINUTES

Mr. Romick questioned his motion to approve the application for 113 West Jersey Avenue, but he was not listed in the recorded vote. Upon review, the Recording Secretary advised there is a mistake in the June minutes – Mr. Romick did vote on the approval of the site plan waiver approval and memorialization of the approval of the application for 13 West Jersey Avenue.

Solicitor Dasti recommended that Mr. Romick make a motion to approve the minutes, with a correction to show his votes.

Motion made by Mr. Romick, second by Mrs. Kelley to approve the June minutes, as amended, showing Mr. Romick's vote on the application for 113 West Jersey Avenue.

Roll call:

Chairman Aspras: **YES**

Mayor Razze: **YES**

Council President Fitzpatrick: **YES**

Mrs. Kelley: **YES**

Mr. Owen: **YES**

Mr. Romick: **YES**

Mr. Franchi: **YES**

Mr. Austin: **YES**

PUBLIC COMMENTS:

None

Motion made by Mr. Romick, to approve application 2023-15, the Hedenberg application for 101 West Jersey Avenue. Seconded by Chairman Aspras.

Roll call:

Chairman Aspras: YES	Mayor Razze: YES
Council President Fitzpatrick: YES	Mrs. Kelley: YES
Mr. Owen: YES	Mr. Romick: YES
Mr. Franchi: YES	Mr. Austin: YES

Motion made by Mr. Romick, to approve application 2023-16, the Daniel Arkin application for 44 S Broadway. Seconded by Chairman Aspras, with a notation to the Historic Preservation Commission regarding the awning.

Roll call:

Chairman Aspras: YES	Mayor Razze: YES
Council President Fitzpatrick: YES	Mrs. Kelley: YES
Mr. Owen: YES	Mr. Romick: YES
Mr. Franchi: YES	Mr. Austin: YES

ZONING OFFICER REPORT

Mr. Duffield stated that everyone should have a copy of his report. Mr. Duffield advised he would entertain any questions at this time, and he is available to Board members at any time in addition to the meeting.

Mayor Razze asked for an explanation of the denial of the application for 33 Myrtle Avenue. Mr. Duffield advised that the application requested the use of a detached garage as an office, with a bathroom. This would have established 2 principle uses on one residential lot, and that is not permitted by ordinance.

Mr. Owen inquired on the sign attached to the house at 96 Brookfield Avenue. Mr. Duffield advised he receive a telephone call regarding the sign. The property owner was advised that he needed a zoning permit for the sign, which he applied for and received. The sign met the zoning requirements in terms of size.

Mr. Owen asked if the Borough allows anonymous calls to report concerns.

Mr. Duffield advised not generally for anonymous complaints, but if something is brought to his attention, he does make an attempt to check it out.

Mayor Razze asked how anonymous complaints would be handled in court – Solicitor Dasti advised that the Borough Official would be filing the complaint.

Chairman Aspras advised that the next discussion item is with regard to parking in the business district of the Borough.

Chairman Aspras brought up the possibility of a parking impact fee. Chairman Aspras noted that an application considered tonight should have had additional parking required, but there is no parking to be had. The burden of the parking improvements falls on tax payers, and a fund could possibly eliminate the burden to the taxpayers. A fund could provide for signage, striping and other improvements that

would facilitate the parking experience. He is in favor of the fund, and believes the Borough should be denying certificates of occupancy if the Borough ordinance has not been met.

Mrs. Kelley noted that she is aware of 2 waivers for sidewalks. Mayor Razzo agreed – waivers have been granted. Given the nature of the Borough, waivers should only be granted for unforeseen, exceptional circumstances.

Mr. Romick noted instances where residents are parking their cars on the sidewalks – this should be addressed. Mayor Razzo noted a Department Supervisor’s meeting will be held tomorrow morning at 9:00 am and he will bring it up to the Chief.

Chairman Aspras asked if all were in favor of moving forward with the idea. Council President Fitzpatrick noted that the idea deserves consideration and all members agreed.

Mayor Razzo noted there is an abundance of signs available at Borough Hall that can be used to direct drivers where to park on evenings when there are events in the Borough.

Chairman Aspras asked Mr. Kernan if he has any thoughts on this. Mr. Kernan advised that some research should be done to be sure that any fee is not challenged by a developer.

Additional discussion on possible versions of the fees – impact, special assessments, etc.

Chairman Aspras also noted that Planning Board Application fees are as low as \$300.00, a dramatic reduction. Mr. Kernan and Chairman Aspras acknowledged that the Borough fees should be reviewed.

SITE PLAN COMMITTEE

Mr. Romick advised he has nothing to report.

SUBDIVISION COMMITTEE

Mrs. Kelley advised there is no report.

ENVIRONMENTAL COMMISSION

Mr. Slenkamp was not in attendance, but did email the Chairman that there is nothing to report.

MASTER PLAN COMMITTEE

Mr. Romick advised there is nothing to report.

ECONOMIC DEVELOPMENT COMMITTEE

Mr. Owen provided a handout with the QR code for voting for the “Best of Gloucester County” to encourage voting to recognize the Pitman 4th of July Parade as the Best in Gloucester County.

Also listed under Parks is the Alcyon Frisbee Golf and the Haggerty Holiday Display deserves a mention as an event.

The “Sale Shades” will be installed on Theatre Avenue thanks to a contract with Groff’s, who has the expertise to do it properly.

COUNCIL REPORT

Council President Fitzpatrick advised that Borough Council has met with the Borough Redevelopment Attorney regarding the Sony property. There are 6 homes with chickens in Pitman, with more applications pending. Sustainable Pitman is doing a pop-up park on July 27. They will have EV's there and other ideas to save energy. Council wants Mr. Kernan's company to do an appraisal on the Armory Property to possibly subdivide some lots.

Sustainable Pitman also is looking in to a grant for a bike trail.

Additional discussion on the appraisal of the Armory property and possible subdivision possibilities.

OTHER OLD OR NEW BUSINESS

Mr. Owen mentioned that in the final adopted HPC Guidelines, the guidelines call for a single pane front door. There is no allowance for a screen door. Most of the older buildings had no air conditioning, so a screen door was used. Chairman Aspras noted that a lot of these items are subject to negotiation. Mr. Owen expressed his concerns that this is not defined in the ordinance. Chairman Aspras advised that this is adopted, so the applicants would have to ask for relief.

Mr. Owen noted that he has had some complaints from businesses that would like to have a screen door, which is historic, on their buildings.

Mayor Razze asked Solicitor Dasti where a discussion regarding designating the Wawa property an area in need of redevelopment should start. Mr. Dasti advised that discussion should start with the Governing Body, who can then authorize the Planning Board to undertake the study to see if that is appropriate.

Additional discussion took place on the process of designating an area in need of redevelopment and advantages/disadvantages to the designation for various properties.

ADJOURNMENT

Mrs. Kelley motioned, seconded by Mr. Owen to adjourn at 8:00 pm.

All in favor.

Respectfully submitted,

Maureen Abdill
Recording Secretary