

BOROUGH OF PITMAN

PLANNING AND ZONING BOARD

REGULAR MEETING MINUTES

Date: May 2026

Location: Borough Hall Council Chambers, Pitman, New Jersey

Call to Order

The combined Planning and Zoning Board meeting was called to order by the Chair. Pursuant to the Open Public Meetings Act, adequate notice of the time and date of the meeting was posted on the Borough Hall bulletin board and advertised on the Borough of Pitman website.

Roll Call

Present:

- Patti Kelley
- Councilwoman Musto
- Barry Owen
- Chuck Romick
- Tom Slenkamp
- Vice Chair Stech
- Jack Franchi
- Kevin Austin
- Paul Bially
- Jen Evans

Absent:

- Chairman Aspras
 - Ron Fijalkowski
 - Mayor Razze
-

Approval of Minutes

A motion to accept the minutes of the April 20, 2026 meeting was made by **Patti Kelley** and seconded by **Barry Owen**. The motion carried by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto – Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp – Yes
- Vice Chair Barbara Stech– Yes
- Jack Franchi – Yes
- Kevin Austin – Yes
- Paul Bially – Yes

Public Comment

The Vice-Chair opened the meeting to the public for comments on items not on the agenda. Seeing none, the public portion was closed.

Historic Applications

The Board proceeded with historic applications. The Historic Chair Paul Blass was sworn in and testified to the following approved applications.

Application 2026-012

SHED

Applicant: Bernard Ganski

Address: 30 4th Avenue, Block 6 Lot 8

A motion to approve the application was made by **Patti Kelley** and seconded by **Barry Owen**. The application was approved by roll call vote.

Roll Call Vote:

- Kelley – Yes
- Musto – Yes
- Owen – Yes
- Romick – Yes

- Stech – Yes
- Franchi – Yes
- Austin – Yes

Application 2026-13

ROOF

Applicant: Shannon McGuire

Address: 106 Ninth Avenue, Block 22 Lot 36

A motion to approve the application was made by **Tom Slenkamp** and seconded by **Chuck Romick**. The application was approved by roll call vote.

Roll Call Vote:

- Kelley – Yes
- Musto – Yes
- Owen – Yes
- Romick – Yes
- Stech – Yes
- Franchi – Yes
- Austin – Yes
- Bially – Yes

Application 2026-14

PAINT

Applicant: Mark Zeits

Address: 125 4th Avenue, Block 10 Lot 29

The application involved porch repairs, window and door frame matching, and railings to remain white. A motion to approve the application was made by **Patti Kelley** and seconded by **Chuck Romick**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto – Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp – Yes
- Jack Franchi – Yes

- Kevin Austin – Yes
- Paul Bially – Yes

Application 2026-15

SIGN

Applicant: -FAHRENHEIT CERAMIC STUDIO- Patti Forte

Business Address: 8 South Broadway, Block 1 Lot 2

The application concerned a sign design only, not location. A motion to approve the application was made by **Chuck Romick** and seconded by **Jack Franchi**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto – Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp – Yes
- Vice Chair Stech – Yes
- Jack Franchi – Yes
- Kevin Austin – Yes
- Paul Bially – Yes

Application 2026-016

FENCE

Applicant: Asher Timor

Address: 38 SOUTH OAK AVENUE Block 5 Lot 10

The application involved a fence related to the combination of two properties. A motion to approve the application was made by **Patti Kelley** and seconded by **Vice Chair Stech**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto – Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp – Yes
- Vice Chair Stech – Yes

- Jack Franchi– Yes
- Kevin Austin – Yes
- Paul Bially– Yes

Application 2026-017

FENCE

Applicant: Asher Timor

Address: 134 NORTH AVENUE Block 5 Lot 12

The application involved the same fence work as Application 2026-016. A motion to approve the application was made by **Patti Kelley** and seconded by **Vice Chair Stech**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto – Yes
- Barry Owen– Yes
- Chuck Romick – Yes
- Tom Slenkamp– Yes
- Vice Chair Stech– Yes
- Jack Franchi– Yes
- Kevin Austin – Yes
- Paul Bially– Yes

Application 2026-018

SHED AND GREENHOUSE STRUCTURE

Applicant: Joshua D. Hitchner

Address: 143 6th Avenue Block 18 Lot 23

The application involved a shed design matching the house colors. A motion to approve the application was made by **Chuck Romick** and seconded by **Vice Chair Stech**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto– Yes
- Barry Owen – Yes
- Chuck Romick – Yes

- Tom Slenkamp– Yes
- Vice Chair Stech– Yes
- Jack Franchi– Yes
- Kevin Austin – Yes
- Paul Bially– Yes

Application 2026-019

FENCE

Applicant: Angela Thompson

Address: 49 West Ave Block 7 Lot 21

The application involved a vinyl fence with a lattice top. A motion to approve the application was made by **Tom Slenkamp** and seconded by **Barry Owen**. The application was approved by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes
- Councilwoman Musto– Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp– Yes
- Vice Chair Stech– Yes
- Jack Franchi– Yes
- Kevin Austin – Yes
- Paul Bially– Yes

Application 2026-20

Historic Chairman Blass stated that this application was not being presented that evening, and the Board acknowledged it was not before them.

Memorialization

The Board considered **Resolution 2026-14** for the bulk variance at **14 Fourth Avenue, Block 6, Lot 4**. A motion to adopt the resolution was made by **Chuck Romick** and seconded by **Patti Kelley**. The resolution passed by roll call vote.

Roll Call Vote:

- Patti Kelley – Yes

- Councilwoman Musto – Yes
 - Barry Owen – Yes
 - Chuck Romick – Yes
 - Tom Slenkamp– Yes
 - Vice Chair Stech– Yes
 - Jack Franchi– Yes
 - Kevin Austin – Yes
-

**Appeal# 2026-007 224 Grandview Ave
BLOCK 86 LOT 15.01**

Bulk Variance

Property owner, Keith Dunbar appeared before the Board and was sworn in. He requested variance relief in connection with a rear deck and stair installation for proper egress.

The Board Engineer presented a report dated May 11, noting that the proposed work would require relief from the side yard setback standards, including an aggregate side yard width of 17.7 feet where 20 feet is required and a minimum side yard width of 5.9 feet where 8 feet is required.

The Board discussed the proposal, including site conditions, the retaining wall, and the lack of objection from a neighbor. After discussion, a motion to open the matter to the public was made by **Patti Kelley** and seconded by **Kevin Austin**. Seeing no public comment, the public portion was closed.

A motion to approve the variance relief was then made by **Patti Kelley** and seconded by **Kevin Austin**. The variance was approved by roll call vote.

Roll Call Vote:

- Mrs. Kelley – Yes
- Councilwoman Musto– Yes
- Barry Owen – Yes
- Chuck Romick – Yes
- Tom Slenkamp – Yes
- Vice Chair Stech – Yes
- Jack Franchi – Yes
- Kevin Austin – Yes

- Paul Bially – Yes

Committee Reports

Zoning Officer Kristine D’ Amico reported that it was a busy month and she would be available after the meeting for any questions

Site Plan Committee- Mr. Fijalkowski was absent and no report.

Subdivision Committee- Mrs. Patti Kelley had nothing to report.

Environmental Commission- Mr. Tom Slenkamp reported that the herbicide Sonar will be applied to the lake over a 30–60-day span to combat the invasive plants. The DEP application was approved.

Master Plan Committee- Mr. Chuck Romic reported that the committee had a kickoff meeting on May 7th and Mr. Kernan provided an outline for a scope of service available and discussion to update to the zoning ordinance and need for an updated zoning map. The Master Plan is due October of 2027.

Economic Development Committee- Mr. Barry Owen reported that the next meeting will be on Thursday May 21st at 7pm and all are invited.

Council report- Councilwoman Musto reported that the next meeting will be Tuesday May 26th due to the holiday where the 2nd reading of the budget will be presented. Fourth Fridays will begin on Friday May 22nd with a Beer Garden. The Grove Stock- Music festival event will take place on May 30th from 12-6 in Ballard Park

Adjournment

There being no further business, a motion to adjourn was made by **Barry Owen** and seconded by **Patti Kelley**, Ayes All and the meeting was adjourned.