

BOROUGH OF PITMAN

PLANNING AND ZONING BOARD

MEETING MINUTES

August 17, 2026

Call to Order and Open Public Meetings Act Statement

Chairman Nicholas Aspras called the meeting of the Pitman Planning and Zoning Board to order. The Chairman announced that adequate notice of the time, date, and location of the meeting had been posted on the Borough Hall bulletin board and advertised on the Borough of Pitman website in accordance with the Open Public Meetings Act.

Roll Call

Chairman Nicholas Aspras	Present
Ronald Fijalkowski	Absent
Patti Kelley	Absent
Councilman Morozin	Present
Barry Owen	Present
Mayor Razze	Present
Chuck Romick	Present
Thomas Slenkamp	Present
Vice Chair Barbara Stech	Present
Jack Franchi	Present
Kevin Austin	Present
Paul Bially	Present
Jen Evans	Present

Approval of Minutes

A motion to approve the minutes of the July 20, 2026 regular meeting was made by Aspras and seconded by Romick. The motion was approved the following roll-call vote

Chairman Aspras Yes

Councilman Morozin Abstain

Barry Owen Yes

Mayor Razze Yes

Chuck Romick Yes

Thomas Slenkamp Yes

Vice Chair Barbara Stech Abstain

Jack Franchi Abstain

Kevin Austin Yes

Public Comment

The Chairman opened the public-comment portion for matters not listed on the agenda. No member of the public wished to comment, and the public-comment portion was closed.

Historic Applications

Historic Chairman Paul Blass was sworn and testified as to the following Historic applications.

Application No. 2026-028 — Alex Walker, 33 East Avenue. The Board considered an application concerning a front-yard fence. Chairman Blass provided information regarding the proposed fence materials and style. The proposal was represented as compliant with applicable zoning requirements. Motion to approve by Aspras and second by Slenkamp, the Board approved the application by unanimous roll-call vote.

Application No. 2026-031 — Seeds of Hope Ministries, Inc. The Board considered a request to replace gable vents. The applicant agreed to retain the distinctive existing trim surrounding the vents. Upon motion by Mr. Romick and second by Morozin, the Board approved the application, subject to retention of the existing decorative trim, by unanimous roll-call vote.

Application No. 2026-032 — Krystyna Corwin, 102 West Avenue. The Board considered a request to install an additional porch post for structural reasons. The applicant agreed that the new post would match the existing porch posts. Upon motion by Vice Chair Stech and second by Chairman Aspras, the Board approved the application by unanimous roll-call vote.

Application No. 2026-029 — Jason Heston (contractor) for Giovanni Randazzo, 43 Webb Avenue. The Board considered the applicant's appeal from the Historic Commission's recommendation of denial concerning replacement of a deteriorated porch, deck, and railing system. The Historic Commission advised that the existing decorative railing, described as a Chinese Chippendale/chinoiserie-style feature, was an uncommon historic element and should be preserved or repaired to the greatest extent feasible.

The property owner, Giovanni Randazzo, and contractor Jason Heston were sworn and testified that the existing porch structure, railings, posts, and portions of the decorative features were severely deteriorated and unsafe. The applicant submitted photos and were entered into the record as Exhibit A #1-12. They testified that their proposed replacement using composite decking, vinyl railings, and sleeved posts was estimated at approximately \$13,000 to \$15,000, while custom reconstruction intended to closely replicate the existing decorative railing was estimated at approximately \$22,000 to \$25,000. They further testified that the existing configuration raised potential structural and code-compliance concerns and that additional support posts would be necessary.

The Board discussed the feasibility of preserving the decorative header/top feature above the porch, the appearance of proposed replacement materials, compatibility with the historic district, and safety considerations. The applicant agreed to use best efforts to preserve the decorative header/top feature, if feasible,

during construction. Mayor Razze motioned to approve the application as presented, with the condition that the applicant use best efforts to preserve the header/top feature. The motion was seconded by Slenkamp and approved by unanimous roll-call vote: Chairman Aspras, Councilman Morozin, Mr. Owen, Mayor Razze, Mr. Romick, Mr. Slenkamp, Vice Chair Stech, Mr. Franchi, and Mr. Austin voting yes.

Memorialization

Resolution No. 2026-18 — Michael Troy and Kristen Marie Freedman, 342 West Avenue. The Board considered memorialization of the approval for a six-foot privacy fence. Upon motion by Aspras and second by Mr. Romick, the resolution was memorialized by unanimous roll-call vote.

Chairman Aspras Yes	Mayor Razze Yes
Barry Owen Yes	Chuck Romick Yes
Thomas Slenkamp Yes	Kevin Austin Yes

Resolution No. 2026-19 — Susan Gorman, 503 Grant Avenue. The Board considered memorialization of the approval for a minor variance. Upon motion by Aspras and second by Slenkamp, the resolution was memorialized by unanimous roll-call vote.

Chairman Aspras Yes	Mayor Razze Yes
Barry Owen Yes	Chuck Romick Yes
Thomas Slenkamp Yes	Kevin Austin Yes

Committee Reports

Zoning Officer's Report. The Board acknowledged receipt of the August Zoning Officer's Report. The Zoning Officer also advised that proposed additions to the zoning regulations had been forwarded to the Chairman by email for review.

Site Plan Committee. Two pre-application matters are anticipated.

Subdivision Committee. Ms. Kelley was absent. No additional report was provided.

Environmental Commission. Mr. Slenkamp reported that several trees were lost during summer storms at Betty Park, Brown Field, the Dell, and one other location. The Environmental Commission recommended replacement of at least seven trees. He also reported that June lake-sampling results showed elevated nitrate levels and elevated coliform levels at the inland end of the lake, while other parameters were generally satisfactory. Solitude is expected to present its findings within approximately one month. Planning for lake treatment next year remains underway.

Mr. Slenkamp further reported that Chairman Holwitt intends to conclude 40 years of public service and will be recognized at the September 14, 2026 Council meeting.

Master Plan Committee. The Committee is working to schedule its next meeting for September 8, 2026, and is pursuing a virtual meeting with a county municipal consultant.

Economic Development Committee. Mr. Owen reported that the Committee would meet Thursday at 7:00 p.m. He reminded the Board of the EDC car show scheduled for the following Friday from 4:00 p.m. to 8:00 p.m. to benefit the K-9 Fund. He also reported that Black Bean is expected to open in a building on Second Avenue.

Council Report

Councilman Morozin reported on updates regarding the Dinosaur Trail project. A social-media update reportedly identified a hybrid Preliminary Preferred Alternative that responds to public feedback concerning safety, privacy, and environmental issues. Mayor Razze noted that the emerging concept would avoid routing through Alcyon Park and may relocate a portion of the trail to the opposite side of the creek, near higher ground and potentially near the sanitary-sewer easement. The discussion noted concerns regarding flooding, wetlands, private-property buffers, trail maintenance, policing responsibilities, and the absence of a designated funding source for municipal maintenance. Information regarding the next public-information meeting will be shared when available.

Adjournment

There being no further business, a motion to adjourn was made and seconded. The motion carried by voice vote, and the meeting was adjourned.

Respectfully submitted,

Secretary, Planning and Zoning Board