

**Borough of Pitman  
Combined Planning/Zoning Board  
Via Zoom Meeting  
Minutes of January 19, 2021**

**Call to Order:**

Chairman Aspras called the meeting to order at 7:04 pm.

**Charmain Aspras read the Open Public Meetings Act.**

**Mr. MacDonald issued the Oath of Office to new and returning members.**

**Mr. Henry Ryder**

**Mr. Kevin Austin**

**Mr. Jack Franchi**

**Attendance:**

Chairman Aspras, Mrs. Stech, Mayor Razze, Councilman Fitzpatrick, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

**Absent Members:**

Mrs. Kelley, Mr. Fijalkowski, Mr. Scutt

**Advisors Present:**

Mr. MacDonald, Solicitor, Ms. Pam Pellegrini, for Mr. Tim Kernan, Planner/Engineer, Mr. Walt Madison, Chairman of the Pitman Historic Commission, Mr. Roy Duffield, Zoning Officer.

**Re-Organization 2021:**

**Mr. MacDonald opened the Re-organization portion of the meeting.**

Mr. Ryder motioned, second by Mr. Slenkamp **to nominate Mr. Aspras as Chairman** of the Borough of Pitman Combined Planning/Zoning Board.

There were no other nominations.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mr. Austin **to nominate Mrs. Stech as Vice Chair** of the Borough of Pitman Combined Planning/Zoning Board.

There were no other nominations.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mrs. Stech **to nominate Mr. Franchi as Secretary** of the Borough of Pitman Combined Planning/Zoning Board.

There were no other nominations.

**All in favor.**

**None opposed.**

**Chairman Aspras continued with the following appointments:**

Chairman Aspras motioned, second by Mrs. Stech **to appoint Mr. Arthur MacDonald, Solicitor** of the Borough of Pitman Combined Planning/ Zoning Board.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mr. Slenkamp **to appoint Mr. Tim Kernan, both Planner, and Engineer** of the Borough of Pitman Combined Planning/Zoning Board.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mr. Ryder **to appoint Ms. Connie Anderson as Recording Secretary** to the Borough of Pitman combined Planning/Zoning Board.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mr. Romick **to establish the third Monday of each month, except, January and February, which will be the 3<sup>rd</sup> Tuesday, as the designated meeting dates in 2021,** for the Borough of Pitman Planning/Zoning Board.

**All in favor.**

**None opposed.**

Chairman Aspras motioned, second by Mr. Romick **to establish The South Jersey Times as the Official Newspaper** of the Borough of Pitman Planning/Zoning Board.

**All in favor.**

**None opposed.**

**Approval of December 2020 Minutes.**

Mr. Franchi motioned, second by Mr. Romick to **approve the Minutes of December 2020.**

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Franchi: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Romick: **Yes**

**Public Comments:**

None

**Historic Preservation Commission:**

Mr. MacDonald swore in Mr. Walt Madison, Chairman of the Borough of Pitman Historic Preservation Commission.

Mr. Madison stated that the Pitman Historic Preservation Commission had held Re-organization at their last Committee meeting on Thursday Jan. 14<sup>th</sup>. At this meeting Mr. Madison had been elected as Chairman, Mrs. Debra Higbee as Vice Chair, Ms. Rachel Corma as Secretary and Ms. Connie Anderson as Recording Secretary.

Mr. Madison then presented the following applications for approval.

**Application No. 2021-01**

**Harold Thompson**

**109 Sixth Ave.**

**BI 18 / L 36**

**Fencing**

**Application No. 2021-02**

**Matthew Jefferys**

**56 S. Broadway**

**BI 2 / L 3**

**Painting**

Mr. Ryder motioned second by Chairman Aspras to **approve both Application No. 2021-01 & 02.**

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Mr. Austin: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

**Bulk Variance**

**Christine Taylor & Mary Lawson**

**150 Lakeside Avenue**

**BI 183.01 / L 2**

**Application No. 20-606**

**Mr. MacDonald swore in Ms. Christine Taylor, applicant.**

Ms. Taylor explained that they wished to remove an existing shed, carport and deck, replacing them with an attached 2-car garage and a new deck.

Chairman Aspras acknowledged Ms. Pam Pellegrini from Colliers Engineering & Design, formerly Maser Consulting.

Ms. Pellegrini presented the proposal of the application, conditions, requirements and the findings of her firm. The plan conforms to the requirements for lot area & width, the building area and building height, and side yard. The plan does not conform to the front yard and rear yard requirements, and proposed variances are required.

Mrs. Stech recused herself from voting.

Mr. Ryder motioned second by Mr. Austin **to approve the bulk variance, for Application No 20-606, 150 Lakeside Avenue.**

Chairman Aspras: Yes

Councilman Fitzpatrick: Yes

Mr. Slenkamp: Yes

Mr. Franchi: Yes

Mayor Raze: Yes

Mr. Ryder: Yes

Mr. Romick: Yes

Mr. Austin: Yes

**Potential Chicken Coop Project:**

Councilman Fitzpatrick stated that there had been an informal poll on Facebook with most people supporting the project.

There was discussion among the members of the Board. Chairman Aspras said he understood why it was hard to make the decision because of the effect on neighbors when the lots are small.

He asked members to vote yes or no for Borough Council to proceed with investigating the potential chicken coop project.

Chairman Aspras: **Yes**

**Mayor Raze: Yes**

Mr. Ryder: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

Mrs. Stech: **No**

Councilman Fitzpatrick: **Yes**

Mr. Slenkamp: **Yes**

Mr. Romick: **Yes**

Chairman Aspras then asked for any comments from the public.

Mr. Noah Burrows stated that he very much appreciated the Board recommending this Pilot Program to Borough Council and that he would be happy to assist in any way.

**Report from Zoning Officer:**

Mr. Roy Duffield reported that he had emailed his report to the members of the Board and asked for questions.

The Fazio property was discussed and Mr. Duffield reported that the Municipal Court hearing is continued until Feb. 1, 2021. They have agreed to remove the dirt pile from Muriel Ave. and to refrain from excessive noise from 6:00 pm to 7:00 am. However, the Borough is still getting noise complaints from neighbors.

Mrs. Stech noted that the windows in the old Irish Shop on Broadway, are covered in some sort of sign with wording. Mr. Duffield said that the next time he was in Pitman he would check on the windows.

**Economic Development Committee:**

Mr. Owen reported that EDC would hold its reorganization meeting this Thursday at 7:00 pm.

**New Use Waiver Committee:**

Nothing to report.

**Site Plan Committee:**

Nothing to report.

**Subdivision Committee:**

Nothing to report.

**Master Plan Committee:**

Mr. Ryder – Nothing to report.

**Environmental Commission:**

Mr. Slenkamp reported that the Environmental Committee meets this Thursday via Zoom at 7:00 pm.

**Council Report:**

Councilman Fitzpatrick reported that at the last Borough Council meeting they discussed the possibility of going ahead with the sale of 2 more liquor licenses. Council is also working on the 2021 budget and there is discussion of the Glassboro/Camden Line.

**Committee Assignments:**

Chairman Aspras stated that if anyone had any ideas or suggestions for committees or activities for 2021 to please feel free to contact him.

**Adjournment:**

Mrs. Stech motioned, second by Chairman Aspras to adjourn.

**All in favor.**

Respectfully Submitted,  
Connie Anderson  
Recording Secretary