

**Borough of Pitman
Combined Planning / Zoning Board
Meeting Via Zoom
Minutes of March 15, 2021**

Call to Order:

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

Chairman Aspras read the Open Public Meetings Act.

Attendance:

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

Absent Members:

Mr. Scutt

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Kernan, Planner/Engineer, Mr. Madison, Chairman, Pitman Historic Commission, and Mr. Duffield, Zoning Officer.

Approval of February 2021 Minutes:

Mr. Ryder motioned, second by Mrs. Kelley to approve the Minutes of February 2021 with one correction.

Public Comments:

None

Historic Preservation Commission:

Mayor Razze swore in Mr. Walt Madison, Chairman of the Pitman Historic Commission.

Mr. Madison presented the following applications for approval.

Application No. 2021-06

**Brian D. Cope
32 Webb Ave.
BI 7 / L 2**

Roofing / Paint / Gutters / Cupolas

Application No. 2021-07

**Glo. Co. PBA
8 N Broadway
BI 200 / L 22**

Sign Installation

Application No. 2021-08

**232 West Ave.
BI 188 / L 36**

Painting

Mrs. Stech motioned, second by Mr. Ryder to approve **Applications No. 2021-06 through 08.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Fijalkowski: **Yes**
Mr. Owen: **Yes**

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mrs. Kelley: **Yes**
Mr. Slenkamp: **Yes**

Zoning Officer Report:

Mr. Duffield reported that he had submitted his report to the Board members previously via email and asked if there were any questions. There were no questions.

Master Plan Committee:

Mr. Ryder had nothing to report, but asked Mr. Kernan if there was any Census data available. Mr. Kernan stated that he would check.

Economic Development Committee:

Mr. Owen reported that EDC is going to reexamine its purpose in the Borough, defining the difference between the EDC and the Chamber. They are also looking into the upkeep of Theater Ave. concerning Public Works and the Parks and Recreation Department. The March meeting is this Thursday evening.

Site Plan & New Use Committee:

Mr. Fijalkowski – Nothing to report.

Subdivision Committee:

Mrs. Kelley – Nothing to report.

Mr. Kernan reported that Avis Builders received a response from the DEP and based on the results have chosen to abandon the plans for a subdivision. The letter says although the subdivision is not within wetlands that the proposed septic system would be within the buffer. They have fixed up the home and are selling it without the subdivision. Mr. Kernan advised the applicant to file a letter withdrawing the application.

Council Report:

Councilman Fitzpatrick reported that the Army Corp of Engineers attended the Feb. 22nd Council meeting concerning the Armory. It appears that the spot is improving and being cleaned up. The representative from the Glassboro-Camden Line was also at the meeting and the presentation took up most of the evening. One lot on Commerce Ave. will have to be acquired and the Borough will lose approximately 110 parking spots along West Jersey and Commerce Ave. Also, the project is most likely 6 to 8 yrs. away.

The Egg Scramble for Easter is scheduled for March 27th in Shertel Park @ 9 am.

There was then discussion concerning the Armory clean up and its marketability and the parking for the Glassboro-Camden Line.

Update on New Recreational Marijuana Legislation

Mr. Kernan reported that the new legislation allows for recreational use for ages 21 and over. In addition, the cultivation processing and sale of retail marijuana is now permitted in New Jersey. Mr. Kernan then presented bullet points from a memorandum created by The Township of Cranford concerning **New Jersey Bill Number A21 (S21) – “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act”**

- Governing the times of operation, location, number and manner of establishments
- Penalties for violations
- Prohibitive ordinance must be enacted within 180 days of effective date of the Bill
- If prohibitive ordinance is not enacted the “how, when and where” of the cannabis establishments will be in effect for five (5) years upon which time the municipality will have another 180-day period to enact a prohibitive ordinance
- The municipality may impose its own local licensing or endorsement requirements as part of its regulations

The members of the Board then discussed the information provided including the type of ordinance, a local tax that could be charged, and any limitations on what could be done with the money collected from this local tax.

Mayor Razze stated that Council has not had any discussion on this topic other than a local resident suggesting that the old Wawa building could be used as a dispensary.

He added, to put it on the ballot for referendum would not happen until November, and the Borough needs to act before then.

There was also discussion of the wording of the legislation, putting our police officers on the frontline as far as apprehending someone who is not of legal age.

Councilman Fitzpatrick suggested that the Board discuss the topic next month and not wait too long so that they can make a recommendation to Borough Council.

Adjournment

Mrs. Kelley motioned, second by Mrs. Stech to adjourn.

All in favor.