

**Borough of Pitman
Combined Planning/Zoning Board
Council Chambers
Minutes of May 17, 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, Councilman Fitzpatrick, Mr. Ryder, Mrs. Kelley, Mr. Slenkamp, Mr. Romick, Mr. Franchi

*Mr. Owen arrived at 7:03

*Mayor Razze arrived at 7:08

Absent Members:

Mr. Fijalkowski, Mr. Scutt, Mr. Austin

Advisors Present:

Mr. Arthur MacDonald, Solicitor, Mr. Tim Kernan, Planner/Engineer, Mr. Walt Madison, Chairman Historic Preservation Commission, Mr. Roy Duffield, Zoning Officer

Approval of April 2021 Minutes:

Mrs. Kelley motioned, second by Mr. Ryder **to approve** the Minutes of April 2021.

Chairman Aspras: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Ryder: **Yes**

Mrs. Kelley: **Yes**

Mr. Slenkamp: **Yes**

Mr. Romick: **Yes**

Mr. Franchi: **Yes**

Public Comments:

None

Historic Preservation Commission:

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

Mr. MacDonald swore in Mr. Roy Duffield, Zoning Officer for the Borough of Pitman.

Mr. Madison presented the following applications.

Application No. 2021-18

Julie Cicali

216 Boulevard Ave.

Bl 36 / L 3

Fencing

Mr. Madison and Mr. Duffield answered questions from the Board members concerning **Application No. 2021-18.**

Mr. Romick motioned, second by Mr. Ryder to deny without prejudice Application No. 2021-18, as it does not meet Historic Guidelines.

Chairman Aspras: **Yes**
Mayor Razze: **Abstain**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

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

Application No. 2021-14
Maria Newsom
206 Embury Ave.
Bl 27 / L 2

Fencing

Application No. 2021-15
Cindi DeVries
130 Fourth Ave.
Bl 17 / L 11

Roofing

Application No. 2021-16
Suzanna Grenader
102 Fourth Ave.
Bl 17 / L 1

Fencing

Application No. 2021-17
Jon Streater
203 Boulevard Ave.
Bl 27 / L 8

Porch

Application No. 2021-19
Anthony Belluscio
47 Fourth Ave.
Bl. 5 / L 20

Fencing

Application No. 2021-20
Walt Madison
152 West Ave.
Bl 188 / L 16

Siding / Painting

Application No. 2021-21
John A. Keller Jr.
Bl 27 / L 11

Exterior remodel

Application No. 2021-22
57 S. Broadway LLC
Bl 74 / L 13

Painting

Mrs. Stech motioned, second by Mrs. Kelley to approve Applications No. 2021-14 through 2021-17, and Applications No. 2021-19 through 2021-22.

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

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

Memorialization – Setback Variance for Shed
Brenden Petersen
327 Crafton Ave.
BI 96 / L 6

Mr. Ryder motioned, second by Chairman Aspras to Memorialize Resolution No. 2021-09, granting a bulk variance for existing shed.

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mrs. Kelley: **Yes**
Mr. Romick: **Yes**

Mrs. Stech: **Yes**
Mr. Ryder: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Memorialization – Side Yard Variance for Garage
Samuel Flamma, Sr.
600 Pitman Ave.
BI 152 / L 7

Chairman Aspras motioned, second by Mrs. Kelley to Memorialize Resolution No. 2021-07, granting a bulk variance for a garage.

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mrs. Kelley: **Yes**
Mr. Owen: **Yes**

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

Memorialization – Setback Variance for Deck

Eric Bailey
440 Elm Ave.
BI 215 / L 9

Chairman Aspras motioned, second by Mrs. Stech **to Memorialize Resolution No. 2021-08, to deny without prejudice due to a jurisdictional issue.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Franchi: **Yes**

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

Setback Variance for Deck

Eric Bailey
440 Elm Ave.
BI 215 / L 9

Mr. MacDonald swore in Mr. Eric Bailey, 440 Elm Ave.
Mr. Bailey testified to his application and answered questions from both the Board members, and Mr. Duffield, Zoning Officer, concerning the application for the variance.
Mr. Bailey shared the plans of the deck with the members of the Board.

Mr. Owen motioned, second by Mr. Franchi **to approve the setback variance application for 440 Elm Ave., BI 15 / L 9, as it meets an interesting old condition.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

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

Memorialization of Resolution No. 2021-10
Recreational Marijuana Legislation

Mrs. Kelley motioned, second by Mrs. Stech **to Memorialize Resolution No. 2021-10, The Borough of Pitman Planning/Zoning Board recommendation to Borough Council to OPT-OUT with respect to State Cannabis Legalization.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

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

Recreational Marijuana Legislation Discussion

Councilman Fitzpatrick stated that at 2 Council Meetings ago, it was reported that the Planning Board thought that the Borough should opt out on the current Recreational Marijuana Legislation. Borough Council, however, was not in complete agreement. The thought being that perhaps the Borough could make some revenue with the legislation.

A Committee was formed consisting of Councilman Fitzpatrick, Mayor Razze, Chairman Aspras, Solicitor Krachun, Police Chief McAteer, Councilman Weng, Administrator O'Donnell and Planner Tim Kernan. This Committee met earlier this evening and after much discussion there was no decision made, and the Committee will meet again in a couple of weeks.

Planner, Tim Kernan, reviewed the 6 different classes of licenses and the timing permitted for the Borough to decide on opting in or out on this legislation.

Solicitor MacDonald stated that he felt that the Board needs to amend the Master Plan to include something this important, and that Borough Council needs to keep in mind that this Board will need time to accomplish this.

Chicken Pilot Project – Recommendations to Council on Draft Regulations

Members of the Board discussed the current situation with chickens in the Borough, the Pilot Program itself, the enforcement of the proposed Chicken Ordinance, and some of the wording of that Ordinance.

Solicitor MacDonald swore in Mr. Noah Burrows.

Mr. Burrows testified to coop size requirements, setbacks, the run, pilot programs in other towns and licensing.

Zoning Officer Report

Mr. Duffield reported that another noise complaint has been filed concerning Fazzio. Mr. Duffield answered questions from the Board members about the noise and what our current noise ordinance covers.

Mr. Duffield also reported that the attorney for Fazzio had stated that he would come before this Board to discuss the situation but has yet to do so. He stated that they (Fazzio) continue to trespass on Borough property as well.

He also reported about a large 4 car garage constructed on Franklin and Ardmore that has commercial vehicles located there. He spoke to former Zoning Officer Clark Pierpont, about this garage, who agreed that the commercial vehicles are illegally parked there.

There was discussion of the current street parking ordinance and the lifting of the ordinance during the current state of emergency.

Master Plan Committee

Mr. Ryder reported that at the last meeting the board dealt with the size of accessory buildings. After this meeting the Master Plan Committee met and upon looking at the current ordinance for accessory buildings, they found that it does not state a size limit, other than a 35 ft. high requirement in most of our residential zones. There is also no specification for use of an accessory building.

The Committee felt that the focus in the ordinance should be on the accessory use. Including, defining the accessory use, how many you can have, the size, and what you can do with the accessory building. The Master Plan Committee felt that they should throw this out to the Board and see if the Board thinks they should proceed to come up with more definable standards for the regulation of these accessory buildings. Mr. Ryder stated that the next step will be talking about these buildings.

Economic Development Committee

Mr. Owen reported that their next meeting is next Thursday night.

Site Plan & New Use Committees

Chairman Aspras – Nothing new

Subdivision Committee

Mrs. Kelley – Nothing new

Council Report

Councilman Fitzpatrick reported that the July 4th parade will be held Monday July 5th, and Miss Pitman Pageant will be held on the 3rd of July in Sunset Auditorium.

Other Old or New Business

None

Adjournment

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

All in favor.

Respectfully submitted,

Connie Anderson
Recording Secretary
Borough of Pitman
Combined Planning/Zoning Board