

**Borough of Pitman
Combined Planning/Zoning Board
Council Chambers
Minutes of June 21, 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, Mayor Razze, Councilman Mazzola, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

Absent Members:

Mrs. Stech, Mrs. Kelley, Mr. Fijalkowski, Mr. Scutt

Advisors Present:

Mr. Warren Carr, Solicitor, Mr. Tim Kernan, Planner/Engineer, Mrs. Debra Higbee, Vice Chair, Pitman Historic Commission, Mr. Roy Duffield, Zoning Officer

Approval of May 2021 Minutes:

Mr. Romick motioned, second by Mr. Ryder **to approve** the Minutes of May 2021.

Chairman Aspras: **Yes**

Mr. Ryder: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

Mayor Razze: **Yes**

Mr. Slenkamp: **Yes**

Mr. Romick: **Yes**

Public Comments:

None

Historic Preservation Commission:

Mr. Carr swore in Ms. Debra J. Higbee Vice Chair of the Pitman Historic Commission.

Mrs. Higbee presented the following applications.

Application No. 2021-23

Drew & Euston Davis

5 S. Broadway

BI 73 / L 10

Signage

Application No. 2021-24

Thomas Foy

2 East Ave.

BI 4 / L 1

Windows/Porch/Railing/Soffit

Application No. 2021-25
The Corner Press
3 S. Broadway
BI 73 / L 10

Signage

Application No. 2021-26
Jana Watson
117 Tenth Ave.
BI 22 / L 7

Roofing

Application No. 2021-27
Crave Pitman
9 S. Broadway
BI 73 / L 3

Lighting/Signage

Application NO. 2021-28
John McCart
104 Southeast Ave.
BI 14 / L 1

Roofing

Mr. Owen motioned, second by Mr. Franchi to approve Application No. 2021-23 through 2021-28.

Chairman Aspras: Yes
Councilman Mazzola: Yes
Mr. Slenkamp: Yes
Mr. Romick: Yes
Mr. Austin: Yes

Mayor Razze: Yes
Mr. Ryder: Yes
Mr. Owen: Yes
Mr. Franchi: Yes

Mr. Carr presented the following for Memorialization:

Memorialization – Resolution No. 2021-12
Setback Variance for Bulk Rear Yard Variance
Eric Bailey
440 Elm Ave.
BI 215 / L 9

Mr. Ryder motioned, second by Mr. Romick *to Memorialize Resolution No. 2021-12, the Setback Variance for 440 Elm Ave.*
BI 215 / L 9.

Chairman Aspras: Yes
Mr. Ryder: Yes
Mr. Owen: Yes

Mayor Razze: Yes
Mr. Slenkamp: Yes
Mr. Romick: Yes

Memorialization – Resolution No. 2021-11
Denial of Certificate of Appropriateness
Julie Cicali
216 Boulevard Ave.
BI 36 / L 3

Mr. Slenkamp motioned, second by Chairman Aspras to **Memorialize Resolution NO. 2021-11, the Denial without Prejudice for Historic Application No. 2021-18, BI 36 / L 3.**

Chairman Aspras: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

Mr. Ryder: **Yes**
Mr. Owen: **Yes**

Use Variance & Minor Site Plan
AP Holly Court, LLC
601 West Holly Ave.
BI 220 / L 1

Mr. Larry Calli, representing the applicant, AP Holly Court, presented the application for the Use Variance and Minor Site Plan.

Mr. Calli explained that the plan was to improve amenities for the residents and consisted of adding a Fitness Center and a small Leasing Office, approximately 1100 square feet.

Mr. Carr swore in Mr. William Lane, Professional Engineer for Holly Court, LLC.

Mr. Lane testified to the Use Variance and Minor Site Plan for the applicant, and the elevations. The plans include a one-story addition for a Fitness Center and office, a small patio for tables & chairs and an outdoor pavilion area for grilling.

Mr. Tim Kernan Planner/Engineer for the Borough of Pitman Planning/Zoning Board reviewed the application, with his recommendations, to the Board.

Mr. Romick motioned, second by Mr. Owen to **approve** the Use Variance for AP Holly Court LLC. BI 220 / L 1, with the following recommendations, **waiver of Item #3 E, F, H, & I and with the following conditions of approval, striping of parking lot and Item U, drainage; the applicants Engineer will work with the Boroughs Engineer to limit runoff toward Carr Ave. with a suggestion of pavers in the pavilion area.**

Chairman Aspras: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**
Mr. Austin: **Yes**

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

Mr. Romick motioned, second by Mr. Owen **to approve** the Minor Site Plan for **AP Holly Court LLC**.
BI 220 / L 1.

Chairman Aspras: **Yes**
Councilman Mazzola: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Owen: **Yes**

Setback Variance for Shed
Jeff Foard & Yuhui Li
16 W. Holly Ave.
BI 200 / L 24

Mr. Carr swore in Mr. Jeff Foard and Ms. Yuhui Li, applicants for the Setback Variance for 16 W. Holly Ave. BI 200 / L 24.

Mr. Foard and Ms. Li presented their application for the Setback Variance to construct a shed in the backyard of 16 W. Holly Ave. and answered questions from Board members.

Chairman Aspras asked for public comment. There were none.

Mr. Franchi motioned, second by Mr. Austin **to approve the Setback Variance, within 2 ft. of the property line**, for 16 W. Holly Ave. BI 200 / L 24.

Chairman Aspras: **Yes**
Councilman Mazzola: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**
Mr. Austin: **Yes**

Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

***Mr. Owen departed the meeting after the vote at 8:08 pm.**

Report from Zoning Officer:

Mr. Duffield had submitted his report to the Board members earlier via e-mail. He welcomed any questions. He reported that there were quite a few Zoning applications in the past month.

Master Plan Committee:

Mr. Ryder reported that the Committee met concerning accessory structures. He said that the Committee is having difficulty defining “structures” and gave several examples. He also stated that they are a long way from resolving this but clearly there are some issues that need to be addressed. He feels that the Committee needs to sit down with Mr. Duffield and discuss this some more.

Economic Development Committee:

Chairman Aspras reported that the EDC is working on Electric Charging Stations for Electric Vehicles.

Site Plan & New Use Committees:

Chairman Aspras – Not aware of anything new

Subdivision Committee:

Chairman Aspras reported that there is a subdivision coming up next month.

Council Report:

Councilman Mazzola reported that there will be a public hearing on the Chicken Ordinance. The Borough is still waiting on guidance and answers on the Cannabis Legislation. The opt out deadline is Aug. 21, 2021.

Other Old or New Business:

None

Adjournment:

Mr. Romick motioned, second by Mr. Ryder to adjourn.

All in favor.

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