

**Borough of Pitman
Combined Planning/Zoning Board
Council Chambers
Minutes of July 19, 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 Fitzpatrick, Mrs. Kelley, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Scutt, Mr. Austin

Absent Members:

Mrs. Stech, Mr. Ryder, Mr. Fijalkowski

Advisors Present:

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

Approval of June 2021 Minutes:

Mr. Romick motioned, second by Mr. Franchi **to approve** the June 2021 minutes.

Chairman Aspras: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

Mayor Razze: **Yes**

Mr. Romick: **Yes**

Mr. Austin: **Yes**

Public Comments:

Mr. Walter Madison reported that there are two lots on Woodbury Glassboro Rd. that are being cleared. Those lots were marked as wetlands several years ago and before anyone goes to the expense of a development plan they should be notified.

Historic Preservation Commission:

There were no applications to be heard.

Memorialization Resolution No. 2021-14

AP Holly Court, LLC

Use Variance & Minor Site Plan

601 W. Holly Ave.

BI 220 / L 1

Mr. Owen motioned, second by Mr. Austin **to Memorialize Resolution No. 2021-14**, Use Variance for AP Holly Court, LLC.

Chairman Aspras: **Yes**

Mr. Owen: **Yes**

Mr. Franchi: **Yes**

Mr. Slenkamp: **Yes**

Mr. Romick: **Yes**

Mr. Austin: **Yes**

Mr. Austin motioned, second by Mr. Romick **to Memorialize No. 2021-14** for a Minor Site Plan for AP Holly Court, LLC.

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

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

Memorialization Resolution No. 2021-15
Jeff Foard & Yuhui Li
Setback Variance for Shed
16 W. Holly Ave.
BI 200 / L 24

Mr. Austin motioned, second by Mr. Romick **to Memorialize Resolution No. 2021-15**, Setback Variance, Jeff Foard & Yuhui Li.

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

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

Minor Subdivision & Bulk Variance
Beth A. Christensen
216 & 220 Lexington Ave.
BI 63 / Lots 10 & 11

Mr. MacDonald swore in Mr. Richard Roy on behalf of the applicant.
Mr. MacDonald swore in the applicant, Ms. Bethanne Christensen 216 Lexington Ave.
Mr. Roy presented the application for the Minor Subdivision & Bulk Variance for 216-220 Lexington Ave. The applicant is proposing to move 5 ft off a lot that is 100 ft and on to the lot that is 50 ft., not meeting the 60 ft. requirement of the setback yet making the lot more conforming.
The other variance will be to add a 5 ft. landing at the front door of 220 Lexington and then the set of steps to follow which slightly encroaches into the front yard setback.
In addition, a deck on the back of 220 Lexington will have a handicap ramp.
The applicant testified to questions from her attorney and the Board members.

Chairman Aspras opened the floor to the public, there were no comments.

Mrs. Kelley motioned, second by Mr. Slenkamp to recommend the waiver for water & sewer on plans, **to approve** the bulk variance for the landing and steps on Lot 11, **to approve** the variance for the subdivision for lot width and line adjustment for Lot 10, **to approve** variance for the aggregate on the side yard on Lot 10, for 216 & 220 Lexington Ave.

Chairman Aspras: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**
Mr. Scutt: **Yes**

Mayor Razze: **Yes**
Mrs. Kelley: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Front Yard Setback Variance

Patrick Broesler
554 Florence Ave.
BI 223 / L 7

***Mr. Austin recused himself.**

Mr. MacDonald swore in Mr. Patrick Broesler, 554 Florence Ave.

Mr. Broesler presented his application to the board indicating that he wants to build a porch roof over his front door. Mr. Broesler wants to extend the porch to 8ft. He answered questions from the board members concerning length, width, the steps, and the porch roof and the consistency in the neighborhood.

Chairman Aspras opened the floor to the public. There were no comments.

Mrs. Kelly motioned, second by Mr. Owen **to approve the front yard setback, with the new landing being 6 ft. from the house, the roof being 8ft. from the house, width being no more than 12 ft. and the steps from the front will be 6ft from the landing, with the setback being 22.6 ft, for 554 Florence Ave.**

Chairman Aspras: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **No**
Mr. Scutt: **Abstain**

Mayor Razze: **Yes**
Mrs. Kelley: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Ordinance Amending 35-36

Cannabis As a Prohibited Use

Planning Board Determination of Consistency or Inconsistency with Master Plan

Mr. MacDonald instructed the Board that the Municipal Land Use requires that when Council passes an Ordinance it must come back to the Planning Board to determine its consistency or inconsistency with the Master Plan. The Borough has opted out of the Cannabis Legislation, and they are sending it back to the Planning Board at this time for that reason.

Mr. Tim Kernan, Planner for the Borough of Pitman Planning/Zoning Board explained that this Ordinance is not inconsistent with the Master Plan.

Mr. Romick motioned, second by Mrs. Kelley **that the Ordinance 35-36, is not inconsistent with the Master Plan.**

Chairman Aspras: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**
Mr. Scutt: **Yes**

Mayor Razze: **Yes**
Mrs. Kelley: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Zoning Officer Report

Mr. Roy Duffield, Zoning Officer reported that he had distributed his report at the beginning of the meeting.

He also reported that he had been in communication with Mr. Ryder and Mr. Romick about the topic of accessory buildings.

Mrs. Kelley commented about the property on Pitman Ave. that is no longer a Dental Office still has a sign indicating that there is a Dentist located there.

Councilman Fitzpatrick asked about an update on the Fazzio situation. Mr. Duffield reported that they will be going to court on Aug. 9th.

Chairman Aspras verified that the evening hours for Mr. Duffield are Wed. 5-6:30.

Master Plan Committee:

Mr. Romick reported that in addition to their discussions on the Cannabis Ordinance, the Master Plan Committee continues to look at the topic of accessory buildings in the Borough. They are finding it a complicating and they need to do revisions.

The Committee is breaking in August and coming back in September with maybe some new ideas.

Economic Development Committee:

Mr. Owen reported that the Committee is currently looking for locations to locate Electric Charging Stations and Welcome to Pitman signs. They are still trying to come up with a way to cover Theater Ave. leaving a way for an emergency vehicle to get down the Avenue in case of an emergency.

Site Plan & New Use Committees:

Chairman Aspras reported that there was nothing new.

Subdivision Committee:

Mrs. Kelley reported that it was done this evening.

Council Report:

Councilman Fitzpatrick reported that the County hired an appraiser for the former Sony Building and the report should be ready in October. In addition, approximately 42% of the Residential inspections have been completed, and 50% of the Commercial inspections. A Zoom meeting was held with the owner of the old Sony building on July 1st to keep the lines of communications open.

Mayor Razze reported that the Best of Gloucester County Ceremony has been awarded to Pitman and will be held Sept. 20th. The Gloucester County Chamber of Commerce will pay for the celebration, and it will bring many people to the Borough on that evening.

Mrs. Kelley commented that the fireworks for the July 4th celebration were very good this year.

Old or New Business:

Mr. Owen commented that there are large solar panels being installed at the old Sony location and asked if they are used in the growing of Cannabis. Mr. Austin said that he thought yes.

Adjournment:

Mrs. Kelley motioned to adjourn, second by Mayor Razze.

All in favor.

Respectfully submitted,
Connie Anderson
Recording Secretary