

**Borough of Pitman
Combined Planning/Zoning Board
Meeting
Council Chambers
Minutes of October 19, 2020**

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, Mr. Fijalkowski, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Scutt, Mr. Austin

Absent Members:

Mrs. Kelley

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Madison, Pitman Historic Commission, Mr. Roy Duffield, Zoning Officer, Mr. Tim Kernan, Planner/Engineer, Councilman Paul Blass Representative to the Pitman Historic Commission.

Approval of September 2020 Minutes:

Mr. Ryder motioned, second by Mrs. Stech **to approve** the September 2020 minutes.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Owen: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

Public Comments:

None

Historic Preservation Commission:

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

Mr. Madison presented the following applications for approval.

Application No. 2020-44

Diana Millman

140 S. Broadway

BI25/L4

Windows

Application No. 2020-45

Taylor Hutchinson

102 West Ave.

BI188/L5

Fencing

Application No. 2020-46

Leonard McCarron

6 Second Ave.

BI1/L19

Signage

Application No. 2020-47

Lana Pacitti

146 S. Broadway

BI25/L6

Roofing

Application No. 2020-48

Keryl Hausmann

52 S. Broadway

BI2/L11

Signage

Application No. 2020-49

Countrywide Construction Group

17 Fourth Ave.

BI5 /L16

Roofing

Application No. 2020-50

Anthony Asbury

28 S. Broadway

BI1 / L7

Replace windows with doors

Application No. 2020-51

John Parise

8 N. Broadway

BI 200/ L22

Painting

Application No. 2020-52

Theodore Probert

117 Third Ave.

BI11 /L29

Roofing

•The following Application No. 2020-44, was not voted on at the Historic Preservation Commission Meeting and is being presented for the first time this evening. The site was visited by members of the Commission in order to clarify details.

Mrs. Stech motioned, second by Mr. Fijalkowski **to approve** Application No. 2020-44.

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

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Fijalkowski: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Mr. Owen motioned, second by Mrs. Stech **to approve** Application No. 2020-45 through 2020-52.

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

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Fijalkowski: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Zoning Officer Report:

Mr. Duffield reported that he had submitted his report via email to the members of the Planning/Zoning Board and to let him know if there were any questions.

Fazio Update: The Municipal Court Hearing has been postponed until Dec. 2nd.

55 Simpson Ave.: The carport will be removed before Dec. 1st.

He also reported that he has been attending classes at Rutgers and has recently completed the course and taken the test on Zoning. He will continue to take other courses.

There was then discussion between Solicitor MacDonald, Chairman Aspras and Mr. Duffield concerning the interfacing between the Zoning Permit and the New Use Committee.

Discussion and Possible Action on Changes to Historic Guidelines:

Chairman Aspras reported that updates and changes were made based on last month's meeting. Solicitor MacDonald spent a lot of time going through the process and procedure pursuant to the Municipal Land Use Law and some of those changes were made.

Chairman Aspras verified with Solicitor MacDonald that the appeal process needs to revert to the original procedure. Any applicant appealing a decision needs to appeal to Superior Court.

Solicitor MacDonald then explained that these were amendments that this Board will send up to Borough Council.

Chairman Aspras motioned, second by Mr. Ryder **to approve** the revisions to the Historic Preservation District documents.

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

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mr. Fijalkowski: **Yes**
Mr. Owen: **Yes**
Mr. Franchi: **Yes**

Update on Armory Site:

Councilman Fitzpatrick reported that there was a Zoom call with John Crispin's team from the Sony Property project. They are also interested in purchasing the Armory. Much of the discussion involved environmental issues. Administrator O'Donnell will set up a zoom work session meeting with Council and anyone else interested in attending.

Chairman Aspras stated that the property is fairly clean according to the reports.

Update on NJDEP Stormwater Regulations:

Mr. Kernan reported that the DEP adopted updated rules and regulations for Stormwater, this past March. The Stormwater Control Ordinance in our code book also needs to be updated and adopted by March of next year.

Master Plan Committee:

Mr. Ryder – Nothing to report this month but there will be a report next month.

Economic Development Committee:

Mr. Owen reported that the Committee is interested in what is going on at 57 S. Broadway. The other main area that they are making progress on is Theater Ave. The barriers will be taken away and replaced with planters. The tables will be arriving soon, and they are working on the shade issue for next year. They are also looking into the possibility of electrical charging stations.

Site Plan Committee:

Mr. Fijalkowski reported that they met on one site plan. The New Use Committee did wave Site Plan on 3 applications.

172 Holly Ave.

52 S. Broadway

6 Second Ave.

Subdivision Committee:

No report.

New Use Waiver Committee:

Already reported.

Council Report:

Councilman Fitzpatrick reported the Borough's plumbing inspector Harry May passed away. The Borough Engineer will apply for a Transportation Alternative Funding Grant from the NJDOT. If we receive the grant it will be used to implement some of the recommendations in the Bicycle and Pedestrian Plan. The Pitman Hop Shop is going on this week, the task force on Diversity and Inclusion is 10/22 in Borough Hall.

There will be a building audit of Borough buildings to see if there are ways to save energy, paid for by a grant. The Senior bus is taking seniors for flu shots. The Healthy Kids Club is up and running for the Fall season. There will be a recycling subcommittee formed under the Environmental Commission to suggest ways to improve recycling. Volunteers cleaned up at Alcyon Lake last week. Business owners, the Police and Council members will meet at 8:30 tomorrow, in Borough Hall to discuss the issue of kids on bikes which has been a problem.

Other Business:

None

Adjournment:

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

All in favor.

Respectfully Submitted,
Connie Anderson
Recording Secretary