

**Borough of Pitman
Combined Planning/Zoning Board
Meeting
Via Virtual Zoom Meeting**

Minutes of August 17, 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, Mrs. Kelley, Mr. Fijalkowski, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

Absent Members:

Mr. Scutt

Advisors Present:

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

Approval of August 2020 Minutes:

Mr. Romick motioned, second by Mr. Ryder to approve the July 2020 minutes.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mr. Owen: **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. 2020-24

Carol Kersbergen

14 S. Oak Ave.

BI-5/L-3

Roofing

Application No. 2020-25
Midland Mortgage
121 W. Jersey Ave.
BI-83/L-3

Roofing

Application No. 2020-26
Emily Matthias
58 S. Broadway
BI-2/L-3

Awning

Application No. 2020-27
Aaron Haines
113 Seventh Ave.
BI-19/L-28

Painting

Application No. 2020-28
Kathleen Looney
229 East Ave.
BI-25 / L-25

Fencing

Application No. 2020-29
Alan & Diana Capaccio
136 South Ave.
BI-15 / L-21

Screen Wall system

Application No. 2020-30
Steven & Tiffany Weis
140 West Ave.
BI-188 / L-13

Paint/Window/Porch Floor

Application NO. 2020-31
Shannon Robinson
171 North Ave.
BI-17 / L-21

Front & Back Door

Application No. 2020-32
Matthew Jeffreys
56 S. Broadway
BI-2 / L-3

Remove canopy/planters/signage
Gooseneck lamps/decals

Application No. 2020-33
Stan Wilder
112 West Ave.
BI-89.03 / L-8

Shingles/siding/porch rail
Chimney/lantern lights

Application No. 2020-34
59 S. Broadway
BI-74 / L-5.01

Signage

Mrs. Kelley motioned, second by Mrs. Stech to approve Application No. 2020-24 through Application No. 2020-34.

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**

Mr. MacDonald presented Application No. 2020-20 and 2020-22 for Memorialization.

Memorialization of Application No. 2020-20 & No. 2020-22

Mr. Ryder motioned, second by Mrs. Stech to memorialize Application No. 2020-20.

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

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

Mr. Owen motioned, second by Chairman Aspras to memorialize Application No. 2020-22.

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

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

•Mr. Madison stated that Councilman Blass is looking at the Ordinance for the Historic Commission and is working on an update. Chairman Aspras and Mr. Madison agreed that the Historic Commission and the Planning/Zoning Board should meet and discuss any changes.

Zoning Officer Report:

Mr. Duffield submitted his report via email to all members. Councilman Fitzpatrick asked if there was anything new with Fazzio. Mr. Duffield stated that there was nothing new, nor any changes in the situation. He added that there is a court date scheduled for Oct. 21st.

Update on Pitman Bicycle & Pedestrian Plan:

Chairman Aspras stated that there was an updated report submitted by Mr. Ryder and the Master Plan Committee. Mr. Ryder noted that there were no changes in the report other than he did put the report in order.

Councilman Fitzpatrick stated that his Subcommittee met and had similar findings as the Master Plan Committee. The Subcommittee broke the plan into short-term and long-term goals. One

of the long- term goals being, applying for Grants. Councilman Fitzpatrick reviewed the Committees findings, much of which agreed with the findings of the Master Plan Committee. There were also suggestions from the Committee about crosswalks, and additional trails and connecting paths that would allow people to come into Pitman and enjoy something to eat or drink and then get back onto the path.

The Committee members were as follows: Councilman Fitzpatrick, Chairman Aspras, Jimmy Aspras, Adam Mazzola, Megan McNeely, Deputy Chief Zander, Officer Pearson and Steve Blackman.

Councilman Fitzpatrick reported that he had a call from Steve from WSP, the firm that prepared the study. He felt that most towns adopt the plan into the Master Plan. It doesn't mean that they will do everything in the plan, but the town will implement what they do like.

Chairman Aspras stated that he would like to go to a Public Hearing for the amended Master Plan which is really an amendment to the circulation element of the Master Plan. He would like to get this done at the next meeting of the Planning/Zoning Board.

Mr. Ryder said he is not in favor of putting things in the Master Plan that no one agrees with and the Master Plan is designed to set up broad guidelines. Mr. Fijalkowski said that he felt Mr. Ryder's point is that things do not need to be so specific.

Chairman Aspras then stated that it is a planning document, and conceptual. There was further discussion about including the plan in the Master Plan and accepting the plan with the addendum. Mayor Razze asked if the Borough accepts the Plan will they be beholden to doing all the specific things in that full document.

Mr. MacDonald said that there are areas of concern and he would like to discuss this with the Borough Solicitor. Councilman Fitzpatrick suggested they check out what other towns have done with this concerning the Master Plan.

There was further discussion of filing deadlines for Grants and the Public Hearing for the amended Master Plan.

Mr. MacDonald said that he would confer with the Borough Solicitor and then get back to Chairman Aspras with a report.

COAH Update:

Mr. Kernan presented an update on COAH, sharing a Statewide and Municipal report under Jacobson.

Mr. Kernan went on to explain that Pitman does not currently have a Trust Fund that contributes to affordable housing construction. The Borough does not collect non-residential development fees that would go into this Trust Fund.

If the Borough were to be sued this would be a problem, since there is no Trust Fund. If there were a Trust Fund in place there would have to be a new plan and a spending plan on how to spend the money.

This money could also be used for rehabilitation for current homes in the Borough and not necessarily new construction.

Councilman Fitzpatrick stated that he is concerned about the Sony property and if they get moving and put in housing. Mr. Kernan agreed that this could be a problem.

Economic Development Committee:

Mr. Owen reported that the Committee will meet this Thursday August 20th in Borough Hall. There are two current topics of concern. The condition of Theater Ave. and the planters in the Uptown area.

New Use Waiver Committee:

Mr. Fijalkowski reported that the Committee met and approved an application for 56 S. Broadway. The new use will be a Hair Salon. He also reported that there will be no external changes made to the building other than signage and awnings.

Council Report:

Councilman Fitzpatrick reported that Council introduced an ordinance to stop collecting abandoned property fees from homes with Freddie Mac or Fannie Mae mortgages to comply with a federal law. Council passed two bonds for capitol improvement worth 1.1 million and 161,000.

An Event permit was passed for outdoor acoustic music only and there will be a special meeting at 6:30 on Thursday evening to amend the permit to allow a small amp and a mic. A 9-11 ceremony will be held on Fri. Sept 11th @ 6:30 in Ballard Park. Alcyon Dam is inspected every 2 yrs. and Public Works is making repairs to the dam.

The Environmental Committee has met to help prevent soil erosion at Alcyon. Pitman Schools have a hybrid model for the coming school year. Two trees were removed in the Grove that were deemed dangerous. Clean Communities clean up is scheduled for 8/26 at Hollywood Dell.

Other Business:

None

Adjournment:

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

All in favor.

Respectfully submitted,
Connie Anderson
Recording Secretary