

**Borough of Pitman
Combined Planning/Zoning Board
Meeting
Council Chambers
Minutes of November 16, 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. Austin, Mrs. Kelley

Absent Members:

Mr. Scutt

Advisors Present

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

Approval of October 2020 Minutes:

Chairman Aspras motioned, second by Mr. Ryder **to approve** the Minutes of October 2020 with one correction.

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**

Public Comments:

Chairman Aspras recognized Ms. Megan Robinson, a Pitman resident. Ms. Robinson came before the Board to inform them that she was attending the upcoming Transit Meeting for the Glassboro/Camden Line, to express her concern as a resident about the line stopping in Pitman. She will be asking for a “no stop” in town.

Historic Preservation Commission:

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

Mr. Madison presented the following applications for approval.

Application No. 2020-53

Svetlana Pacitti

146 S. Broadway

BI25 / L6

Roofing

Application No. 2020-54
Kathleen Looney
229 East Ave.
BI25 / L25

Back Porch

Application No. 2020-55
Ivelisse Silva
34 Fourth Ave.
BI6 / L9

Siding/Facia/Soffit/Window

Application No. 2020-56
The Gentle Giant Café
13 S. Broadway
BI73 / L3

Install Canvas Awning

Application No. 2020-57
Danielle Cooke
227 Boulevard Ave.
BI27 / L14

Painting

Application No. 2020-58
Jennifer Parker
127 Second Ave.
BI12 / L10

Doors

Application No. 2020-59
David Collinsworth Jr.
230 Embury Ave.
BI27 / L7

Roofing

Mrs. Kelley motioned, second by Chairman Aspras **to approve Applications No. 2050-53 through 59.**

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**

Zoning Officers Report:

Mr. Roy Duffield reported that he had emailed his report to the members of the Board and asked for questions.

Mr. Owen asked about the denial of a fence application at 601 Howard Ave. Mr. Duffield stated that the fence called for a 6ft high fence, close to the right- away, and a privacy fence. In that area a 4ft high fence is permitted and not a solid fence. He further stated that because the applicant is a member of this Board and the co applicant is an employee in Mr. Duffield's department he referred the application to the Zoning Officer in Glassboro and asked him to rule, and for the reasons stated the application was denied.

Subdivision Time Extension – Avis Builders

Subdivision Time Extension Request

Avis Builders, LLC

594 E Holly Ave.

BI146 / L11

Chairman Aspras presented the application submitted for a time extension for Avis Builders.

Chairman Aspras motioned second by Mr. Owen **to approve** the request for an extension for time by Avis Builders.

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**

Site Plan and Variance Request

David Berger

57 S. Broadway

BI74 / L13

Chairman Aspras recognized, and Mr. MacDonald swore in, Mr. Taobot Kramer, Attorney, Mr. Martin Irving, Planner and Mr. Richard Sanford, Architect for Mr. David Berger.

A description of the building and the proposed plans for 57 S. Broadway was presented to the Board. The plan calls for both retail and office space. There was discussion on delivery procedures and how it effects parking and traffic.

Requested waivers, issues of nonconformance, and variances were addressed in the presentation.

Mr. Kernan, Planner/Engineer for the Planning/Zoning Board, presented his report and findings. Mr. Kernan's final comments: Trash containers should be in an enclosure, not constructed of PVC, Simpson Ave. sidewalk is not in great condition, and there should be sealcoating of parking lot.

There was discussion of lighting in a residential area. Mayor Razze stated that there are issues of flooding during heavy rain that shoots out of the top of the downspout and onto the neighboring building. The applicant's representation stated that it would be taken care of if it were a maintenance issue.

Mr. Fijalkowski motioned, second by Mrs. Kelley **to approve** the Site Plan for 57 S. Broadway on the following conditions, the parking lot repairs be presented to our Engineer for approval, the pavement repairs, once determined, be presented in plans for our Engineer's approval, the lighting review will be done to ensure there is proper lighting to meet the requirements, for Engineer's approval, that the testimony for the ADA access to the rear be provided and added to the plan, for Engineers approval. Downspout and gutters be repaired to stop the conditions brought up through the hearing. Subject to all outside approval and requirements of the other associated agencies.

Mr. MacDonald stated that the Site Plan be conditioned upon the variances that are being requested as well.

Mr. Fijalkowski stated that the Committee's intention was **to approve** the variances.

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**

Use Variance Request
102 Pitman Ave., LLC
B178 / L8

***Mrs. Kelley stated that she would recuse herself from the vote.**

Mr. MacDonald swore in Mr. John Kosylo, attorney for the applicant, Greg Strait, member of 102 Pitman Ave. LLC., Mr. Ramin Bahram, member of 102 Pitman Ave. LLC, and Mr. Matt Donnelly, Realtor.

Mr. Kosylo explained that the property is currently in a dual use, a dental practice on the 1st floor and a residential rental property on the 2nd floor.

The property is under contract upon the condition that the 1st floor use be permitted to be changed to a residential use, and this is the purpose of the application for a Use Variance.

Mr. Matt Donnelly, Realtor, testified to the size and configuration of the 2nd floor rental property. He also described the makeup and configuration of the 1st floor dental practice.

There was testimony of other multi dwelling properties within this neighborhood.

Mr. Kernan gave his report.

Mr. MacDonald stated that in respect to the Use Variance, the Board members must consider, does this property lend itself to a reason to Vary from the Zone in which it is located.

Mr. Ryder motioned, second by Chairman Aspras **to approve** the Use Variance for 102 Pitman Ave. LLC.

Chairman Aspras: **Yes- Positive.** It is an established history and changing from Commercial to Residential.

Mrs. Stech: **Yes- Positive** to be turned back to a 2 - family dwelling. The property will be all Residential.

Mr. Ryder: **Yes- Proposed use is less intense than the existing use, and there are 2-family dwellings in the neighborhood.**

Mr. Fijalkowski: **Yes** – It is already separated into 2 units and is closer to the existing surroundings of 2 Residential as opposed to a Business and Residential.

Mr. Slenkamp: **Yes** – The proposed use is less intense, adequate parking, but would rather see owner occupied single family along Pitman Ave.

Mr. Owen: **Yes** – Taking a Commercial Business out of Residential area and is somewhat typical of the neighborhood.

Mr. Romick: **Yes** – The structure apparently has never been a single- family unit. It is in character of the other multi- unit dwellings in the area.

Public Hearing – Bicycle & Pedestrian Plan for Pitman

Chairman Aspras opened the floor to the public.

Mr. MacDonald swore in Megan Robinson.

Ms. Robinson wanted to thank Councilman Fitzpatrick for his work on the Bicycle & Pedestrian Plan and she wanted to thank the Board for their support of his plan.

Mr. Ryder stated that the plan is a Conceptual Plan and not an Engineering Plan to be viewed as individual units to be discussed at some further date when appropriate.

Mr. MacDonald said that what the Board is doing is amending the Master Plan by adding to it the Bicycle Report, that has been discussed by the Board. In that report there was a preamble that was added by the Master Plan Committee and that is a part of the report itself.

Mr. Ryder stated that the Planning Board did not write this Plan, it is a Conceptual Plan. The Board is not saying that they endorse parts of the Plan, but they are saying it is a good idea. This is something that has been talked about for many years, the improvement of Bicycle/Pedestrian traffic. Adding that this is a real plan with specific ideas to lead to implementation. Also, he thanked Councilman Fitzpatrick.

Chairman Aspras thanked the Master Plan Committee for the time they spent reviewing the plan.

Mr. Ryder motioned, second by Councilman Fitzpatrick **to amend the Master Plan** to include the Bicycle & Pedestrian Plan as an appendix to the Master Plan.

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**

Master Plan Committee:

Mr. Ryder- the Bicycle/Pedestrian Plan as reported.

Economic Development Committee:

Mr. Owen reported that the Committee will meet this Thursday evening.

Site Plan & New Use Committees:

Mr. Fijalkowski reported that they had approved a waiver for a warehouse to a warehouse. When questioned why it was coming before them it was discovered that the applicant has had multiple use changes with the property and has never come before the Committee.

There was discussion of “change of use” between the Board members and Mr. Duffield, the Zoning Officer.

Subdivision Committee:

Mrs. Kelley- Nothing to report other than the extension on Holly Ave.

Council Report:

Councilman Fitzpatrick reported that Borough Council passed an Ordinance allowing Pitman to sell one plenary consumption liquor license. The changes for the Historic Ordinance were approved by Council, the tennis courts in Shertel Park will be repaired in the spring. The Green Team was changed to Sustainable Pitman, The Camden Glassboro line hearing will be held on Zoom on Nov. 17th and Nov 19th. Anyone interested can sign up online.

Other Business:

Councilman Fitzpatrick stated that he was approached about backyard chickens and has done some research on the topic. He is going to be sending information to the Chairman. Mrs. Kelley noted that she had also done research when she was on Council several years ago and will share the information with Councilman Fitzpatrick.

The Board will be meeting on Zoom until further notice.

Adjournment:

All in favor.

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