

**Borough of Pitman  
Combined Planning/Zoning Board  
Meeting  
Council Chambers  
Minutes of September 21, 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. Slenkamp, Mr. Owen, Mr. Franchi, Mr. Scutt, Mr. Austin

**Absent Members:**

Mr. Fijalkowski, Mr. Romick

**Advisors Present:**

Mr. MacDonald, Solicitor, Mr. Madison, Pitman Historic Commission, Mr. Roy Duffield, Zoning Officer

**Approval of August 2020 Minutes:**

Mrs. Kelley motioned, second by Mrs. Stech **to approve** the August 2020 minutes with one correction sited by Mr. Ryder.

Chairman Aspras: **Yes**

Mayor Razze: **Yes**

Mr. Ryder: **Yes**

Mr. Slenkamp: **Yes**

Mr. Franchi: **Yes**

Mrs. Stech: **Yes**

Councilman Fitzpatrick: **Yes**

Mrs. Kelley: **Yes**

Mr. Owen: **Yes**

Mr. Austin: **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. 2020-35**

**Diana Mazziotto**

**167 West Ave.**

**BI-20/L-34**

**Paint/Door/Windows/Siding**

**Application No. 2020-36**

**Jonathan Streater**

**203 Boulevard**

**BI-27 / L-8**

**Roof/Siding/Gutters/Doors/Windows/Rail**

**Application NO. 2020-37**

**Horseshoe Private Investments**

**30 West Ave.**

**BI-185 / L-3**

**Steps/Railings/Porch decking**

**Application NO. 2020-38**

**Carlous Brown**

**123 Seventh Ave.**

**BI-19 / L-26**

**Fence Repair**

**Application No. 2020-39**

**Donna Guilfooy**

**47 Webb Ave.**

**BI-6 / L-25**

**Replace Shingles**

**Application No. 2020-40**

**Andrew Miller**

**11 West Ave.**

**Roofing**

**Application No. 2020-41**

**Judith Miller**

**21 S. Broadway**

**BI-73 / L-4**

**Signage**

**Application No. 2020-42**

**Thomas Daly**

**16 Webb Ave.**

**BI-7/L-3**

**Post replacement & repair**

**Application No. 2020-43**

**John & Karen Ambacher**

**130 Seventh Ave.**

**BI-20 / L-5**

**Roofing**

**Mrs. Stech motioned, second by Chairman Aspras to approve Application No. 2020-35, originally denied by the Historic Preservation Commission for lack of information, which is now available to the Planning/Zoning Board and recommended by Chairman Madison and the Commission.**

**Chairman Aspras: Yes**

**Mayor Raze: Yes**

**Mr. Ryder: Yes**

**Mr. Slenkamp: Yes**

**Mr. Franchi: Yes**

**Mrs. Stech: Yes**

**Councilman Fitzpatrick: Yes**

**Mrs. Kelley: Yes**

**Mr. Owen: Yes**

Mrs. Kelley motioned, second by Mr. Franchi to approve Applications No. 2020-36 through Application No. 2020-43.

Chairman Aspras: Yes  
Mayor Razze: Yes  
Mr. Ryder: Yes  
Mr. Slenkamp: Yes  
Mr. Franchi: Yes

Mrs. Stech: Yes  
Councilman Fitzpatrick: Yes  
Mrs. Kelley: Yes  
Mr. Owen: Yes

**Zoning Officer Report:**

Mr. Duffield reported that he had emailed his report to all members earlier in the week. He summarized all applications that were either approved or denied and asked if there were any questions. Councilman Fitzpatrick asked for an update of the Fazio situation. Mr. Duffield indicated that there was a court date scheduled for one month from now and that he did not feel that there had been any improvement.

**Discussion and Possible Action on Changes to Historic Guidelines**

Chairman Aspras recognized Mr. Walt Madison Chairman of the Pitman Historic Preservation Commission.

All members of the Board reviewed and discussed the submitted documents for the proposed changes to the guidelines.

**1.) The Appeal Process**

Should guidelines revert to the previous process of appealing a denial to Superior Court vs. the current guideline of appealing to Borough Council.

**2.) Designation of Historic Sites and Historic District**

Procedure for designation.

**3.) Membership**

Requirements for serving on the Historic Preservation Commission.

**\*Chairman Aspras asked how should the appeal process be recommended to Council?**

**It was decided to conduct a straw poll.**

**The vote for reverting back to to the old system of going to Superior Court for an appeal.**

**Yes – 5**

**No – 4**

It was then decided that an official motion and vote should be taken by the Board.

Mrs. Stech motioned, second by Mr. Ryder **to recommend** the changes to the appeal process, submitted by the Historic Commission, reverting to the original procedure of appealing to Superior Court.

Chairman Aspras: **Yes**  
Mr. Ryder: **Yes**  
Mr. Slenkamp: **Yes**  
Mr. Franchi: **Yes**  
Mr. Austin: **No**

Mrs. Stech: **Yes**  
Mrs. Kelley: **No**  
Mr. Owen: **No**  
Mr. Scutt: **No**

**\*Chairman Aspras then asked all members to please email any changes or suggestions that they would like to see made to the Historic Commission Guidelines discussed this evening.**

#### **Master Plan Committee:**

##### **Pitman Bicycle & Pedestrian Plan**

Mr. Ryder reported that the Master Plan Committee had met several times concerning the plan and that the Pedestrian Bicycle Plan first came to the Committee in June of this year.

Councilman Fitzpatrick then explained the background of the program.

Mr. Ryder then stated that the Plan is a well-done Study, and it has ideas and a framework for future discussion. The Committee feels that it should be included in the Master Plan but as an appendix.

#### **Economic Development Committee:**

Mr. Owen reported that the Committee met last Thurs., and that Theater Ave. still needs work. The orange barriers at the end will be replaced with planters. The tables and chairs will be replaced with a heavy-duty version and they are still working on some sort of covering. The trees that are dying in the planters on Broadway will be gathered up and moved to Theater Ave. in order to get them out of the way, as the Committee rethinks what should be placed in the planters. He also reported that members of EDC would be responsible for moving the planters.

He also reported that on Oct. 4<sup>th</sup> Coffee and Cars will be on Ballard Ave. Electric cars and Manufacturers will be on display.

#### **Site Plan Committee:**

No report

#### **New Use Waiver Committee:**

Mrs. Stech reported that the Committee had met with A Touch of Ireland and there were no changes to report.

**Council Report:**

Councilman Fitzpatrick reported that there will be a Tenzy Frenzy sale, from 9/13 to 9/19. The Diversity Inclusion Task Force will meet again on Sept. 24<sup>th</sup>. The 9-11 ceremony in Ballard Park was very nice. The Environmental Commission is putting up signs in Alcyon Park about the native trees. The Borough wide yard sale will be coming up this Saturday on 9/26. The Pitman Police Department wants to thank the PAA for the fundraiser.

Mayor Razze noted that this body was also thanked and recognized during the 9-11 ceremony for all the work that they did throughout these crazy times.

**Other Business:**

None

**Adjournment:**

Mr. Ryder motioned, second by Mrs. Stech to adjourn.

**All in favor.**

Respectfully submitted,  
Connie Anderson  
Recording Secretary