

**Borough of Pitman Combined Planning/Zoning Board  
Pitman, New Jersey**

**Minutes of October 20, 2014**

**Call to Order:**

Chairman Aspras called the meeting to Order at 7:00pm.

**Attendance:**

Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

Absent members: Mayor Johnson, Mr. Slenkamp, Mrs. Stech, Mr. Owen

**Advisors Present:**

Mr. MacDonald, Solicitor, Mr. Pierpont, Zoning Officer

**Public Comments:**

None

**Approval of the September Minutes:**

A motion was made by Mr. Romick, second by Mr. Carter, 3<sup>rd</sup> to approval the September minutes. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Carter 3<sup>rd</sup> Mr. Shirley, Mr. Romick

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2014-24: John Rainey, Jr., 35 S. Broadway, block-74 lot-1  
Sign

2014-25: Borough of Pitman, 71 Circle Ave. block-20 lot-1  
Stain existing handicap ramp

A motion was made by Councilwoman Kelley, second by Mr. Lowden to approve Historic applications 2014-24 & 25. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

**Resolution 2014-12: Joy Community Fellowship, 309 Florence Avenue: Bulk Variance, Site Plan and Use Variance:**

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approve the bulk variance and site plan approval. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Carter 3<sup>rd</sup>

A motion was made by Mr. Lowden, second by Mrs. Hausmann to approve the use variance. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Mr. Lowden

**Report from Zoning Officer:**

Mr. Pierpont gave his monthly report.

- 97 Permits to date
  
- Issued violations to two separate clothing bin locations and investigating a third
- Following up on 2 Certificates of Appropriateness that were issued and never filed for permits for the work.
  
- Shut down work on a home on ninth Ave for failure to obtain any permits
  
- Looking into a situation where a property owner may have fenced in a Borough owned lot in the Grove.
- Continue to deal with Fazzios regarding settlement progress is slow but moving forward.

Chairman Aspras gave the board members a copy of the Amended Zoning Ordinance. Borough Council had a first reading on the minor change in the fence ordinance last Monday, October 14<sup>th</sup>. Chairman Aspras explained to the board by removing the four words in the ordinance it will now have the Historic District included for enforcement. Mr. Pierpont stated the Historic Guidelines will still be in effect. This minor change states the Historic District will have to follow the guidelines and will still have to receive a certificate of appropriateness. Chairman Aspras questioned Mr. MacDonald that by removing the four words from the ordinance, some may interpret that no Historic Guidelines are in place. Mr. MacDonald suggested that the question should be asked to the Borough Attorney, Mr. Duffield, and he should be the one to make the decision to add any other language to the ordinance to clarify that the Historic Guidelines are still in place for the Historic District.

**New Use Waiver Committee:**

None.

**Economic Development Committee:**

Councilwoman Kelley gave a report to the board.

- Council applied to the State to set up a Trust for funds for Theater Avenue.
- The State approved the Trust fund.
- EDC now can move forward with the Theater Avenue project.

- Mr. Kernan gave a rough estimate of the project base on the plans in the amount of \$150,000.00.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

**Master Plan Committee:**

Mr. Ryder gave the board a report.

- Meeting scheduled with Tim Kernan was canceled.
- Rescheduled meeting for first Monday in November.

Mr. Ryder stated that the Master Plan Committee had a brief meeting and discussed the Theater Avenue project. He mentioned that the Master Plan has goals and objectives and drafted a letter to present to Borough Council. Councilwoman Kelley agreed that the letter is a good idea to present to Borough Council. A motion was made by Mr. Romick, second by Mr. Carter 3<sup>rd</sup> to forward the letter to Borough Council. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

**Environmental Commission:**

None.

**Council Report:**

Councilwoman Kelley gave the board a brief report.

- Reminder that Fourth Friday is this Friday, October 24<sup>th</sup>.

**Other Business:**

Chairman Aspras stated that he sent out by email some information on solar power. The reason is that the State of New Jersey passed a bill on regulations on solar power. The board will have to look into putting guidelines in the ordinance to be consistent with the State. Mr. MacDonald gave the board some information; there are two areas in the Land Use Law and one is that it is defined as a beneficial use, which means that it meets a positive requirement for a use. The other area does not actually apply to the Borough; it is dated back to 1979 and states that they can be placed in or on a landfill. The State Senate passed a bill back in 2010, but Governor Christy vetoes it, which gives the municipalities the option to place regulations on solar power. The board will have a committee start looking into putting some guidelines in place.

**Adjournment:**

A motion was made by Mr. Romick, second by Councilwoman Kelley. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

Respectfully Submitted,

Jessica Vernacchio