

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

Minutes of April 17, 2017

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Wilson, Mr. Scutt

Absent members: Mr. Owen

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Kernan, Engineer/Planner, Mr. Pierpont, Zoning Officer.

Public Comments:

None.

Approval of March Minutes:

A motion was made by Mrs. Kelley, second by Mr. Lowden to approve the March minutes. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Ryder

Abstain: Mr. Fijalkowski, Mr. Lowden, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Historic Preservation Commission:

Mr. MacDonald swore in Michelle LaPlante.

2017-08: Wild Horses, 66 S. Broadway Block-2 Lot-5
Sign

2017-09: Rita Mangan, 48 S. Broadway Block-2 Lot-1
Awning

2017-10: Campers Capital, LLC 47 S. Broadway Block-74 Lot-7
Doors

Mrs. Kelley questioned how the Historic approved those doors because they are not historic. Ms. LaPlante said the Historic Commission felt they would be a big improvement from the old glass doors. Chairman Aspras asked the board members to hold off on their questions till all the applications are read.

2017-11: Dorothy Trombetta, 160 West Ave. Block-188 Lot-18
Siding, painting, gutters, light fixtures, trim, door

2017-12: Cody Ade, 22 Webb Ave. Block-7 Lot-5
Roof

2017-13: Jiner Cahill, 4 Second Ave Block 1 Lot- 19
Window decals

2017-14: Jason Tyrell & Timothy Rue, 115 W Jersey Ave Block- 83 Lot- 3.01
Deck

Chairman Aspras opened it up to the board for any questions on the seven (7) applications presented to them tonight by Ms. LaPlante.

Mr. Lowden stated to Ms. LaPlante that photographs and/or drawings would be very helpful for this board to see when approving the applications; this board counts on the Historic to recommend applications that fit the Historical Guidelines. He questioned the application 2017-14; seeing a photograph would be very helpful to picture how the deck would look. Mrs. Kelley stated to the board that when she was on the Historic Commission, never did they ever approve any application for a deck. Decks were never an approved use in the Historic District.

A motion was made by Mrs. Stech, second by Mr. Lowden to approve Historic Applications 2017-08, 09, 11 & 13 only. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Nays: Councilman Austin

A motion was made by Mr. Fijalkowski, second by Mrs. Kelley to deny Historic Application 2017-10; the doors are inconsistent with doors in the commercial area.

Mr. Ryder questioned Ms. LaPlante what was the reason behind Historic approving those types of doors. Ms. LaPlante said the Commission felt the doors are a big improvement over the glass doors that are currently there.

On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Nays: Councilman Austin

Mr. Lowden questioned Ms. LaPlante about the demolition of the chimney. The applicant did not supply the Board with any photographs. Ms. LaPlante stated that the applicant must have taken their photographs back with them after the Historic meeting. She will in the future make sure each applicant leaves the photographs with the application to keep on file. Mr. Lowden questioned what the applicant will use as materials to fill in after the chimney is removed from

the house. Ms. LaPlante did not recall the photographs and what was mentioned at the Historic meeting. Zoning officer, Mr. Pierpont, was able to pull up a picture of the house off the internet on his personal cell phone. The photo shows the chimney coming out of the second story roof and not attached to the side of the house. The board felt by seeing this photo they were able to make a discussion on making a motion to approve the application.

A motion was made by Mrs. Stech, second by Mr. Romick to approve Historic Application 2017-12. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Chairman Aspras asked the zoning officer if decks in the past were ever approved by the Historic Commission.

Mr. MacDonald swore in Clark Pierpont, Zoning Officer. Mr. Pierpont replied that decks were denied in that pass and are continually denied currently. Mr. Ryder and Councilman Austin both questioned Ms. LaPlante on how this application got this far and should have been denied in Historic meeting.

A motion was made by Mr. Ryder, second by Mr. Lowden to deny Historic Application 2017-14. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Ms. LaPlante read a letter written by the Historic Chairman, Walt Madison, about the newly crossing pedestrian sign placed right in front of Broadway Theater. The sign is placed too close to the Broadway Theater signage. A concern is when visitors want to take photos of the Broadway Theater the pedestrian sign will be in it too.

Setback Variance- 210 Clinton Avenue, Block 141, Lot 6; Edward Buelow:

Councilman Austin and Mrs. Kelley stepped down and will not be voting on this application.

Gary Thompson, Ware, Streitz & Thompson Esquire, is representing the applicant, Edward H. Buelow of BL Constructors, Inc. Mr. MacDonald swore in the applicant, Edward H. Buelow, 210 Clinton Avenue, Pitman, New Jersey. The application is deemed complete. Mr. Thompson gave the board a background of the application that was submitted. The property is located at 210 Clinton Avenue and is presently in the C-2 zoning district. The applicant is seeking a rear yard setback for an existing garage. The present use is a business office and commercial storage. The applicant constructed a metal garage in the rear of the property without obtaining the required building permit. The garage has no plumbing, no electric and no water and sewer. The applicant is seeking a rear yard setback variance for the garage.

Mr. Thompson then asked Mr. Buelow questions regarding the property.

Mr. Buelow is the owner of the property. His business is a mechanical contractor which does repairs for corporations. The garage was constructed roughly seven (7) years ago on a concrete pad with footings. Mr. Thompson questioned Mr. Buelow about the other metal structure across from the metal garage. Mr. Buelow stated that it is another storage garage and that it

was on the property when he purchased it over thirty-five (35) years ago. Mr. Thompson questioned Mr. Buelow of what properties that surround his business. Lot 5 to the rear of the property is owned by the Borough of Pitman and is not developable. The woods on Lot 5 serve as a natural buffer. Lot 5.01 is owned by Fazzio. Mr. Thompson questioned on who built the garage and why not just move the garage to a different location on the property. Mr. Buelow stated that he constructed the garage and to move the garage to a different location, he would have to disassemble it and put in a new foundation. Mr. Lowden questioned Mr. Buelow if he does construction work. Mr. Buelow replied, not currently but did many years ago. Mr. Thompson stated to the board that Mr. Buelow is willing to pay for the building permit and inspections as a condition of approval.

Chairman Aspras open to the public.
None.

Chairman Aspras closed to the public.

Mr. Lowden questioned about who owns the fence along the rear of the garage. Mr. Buelow replied, Richard Fazzio. Mr. Lowden asked if there is a concern with the offset of that fence. Mr. Pierpont, zoning officer, answered Mr. Lowden question; in a C-2 zone the side yard side back is not required, however if a side yard is provided then there would be requirements.

A motion was made by Mr. Fijalkowski, second by Mrs. Stech to approve the setback Variance with the condition that the applicant pull all necessary building permits within thirty (30) days and if the structure does not pass the inspection, the applicant has thirty (30) days to correct the structure to pass inspection. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Wilson

Councilman Austin and Mrs. Kelley returned to the board.

Report from Zoning Officer:

None.

New Use Waiver Committee:

Mr. Fijalkowski gave the board a report:

Committee met on March 23rd and approved one application.
Application 17-568, 17 So. Broadway
Web design

Conditions on approval are:

1. Required removal of the existing Overhead Sign due to current condition and maintenance needed to correct material dislocated from bottom of sign;
2. Required repair of any damage to the front of the building caused by the removal of the sign;

3. Application and approval of Historic Commission concerning proposed signage and building maintenance, pictures attached;

4. Approval conditioned upon Zoning Certificate, current payment of property taxes, building and occupancy permit, County approval, and compliance with State and County requirements

Economic Development Committee:

None.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board a report:
History of the Master Plan Draft.

- 2013- Worked with Kernan Engineering to look at the zoning changes.
 - Those zoning changes were not reviewed.
 - Last four (4) years worked on the other four (4) sections
 - Would like to have another committee meeting on the zoning changes before having the public hearing.

Mr. Ryder asked the board members if they have any questions about the four sections. Councilman Austin questioned about the land track over by Alcyon Woods to have it changed to commercial.

- Thoughts of adding a recommendation to the Alcyon Woods to change the zoning.
 - Change to a zone that will not compete with the Uptown.
- Environmental Commission would like to keep the track the way it is. The tract will be a great buffer for the future building of Rowan.
- Mr. Kernan recommended that a new zoning district for Alcyon Woods for the next Master Plan to look closely into it.
 - Mr. Ryder stated on page 16, there is a similar statement about light rail.

Mr. Ryder will have one more Master Plan Committee meeting to clean up the zoning changes and to look further into Councilman Austin comment about the Alcyon Woods Tract.

Environmental Commission:

Mr. Slenkamp gave the board a report.

- Tree planting event for Arbor Day will be held on April 28th.
- Meeting will be held in the near future about the buffers around Alcyon Lake.
- Councilman Pierpont reported at the last Council meeting that the Borough's Recycling is up 3,000 tons.

- Earth Day will be held on May 20th.

Council Report:

Councilman Austin gave the board a report.

- Hired a new Special Officer.
- Municipal budget was approved.
- Next Council work session meeting the Mayor of Collingswood will be speaking about the Vacant Properties Act.
- Update on Glen Lake. The lake is leaking in two (2) areas.
 - Drain the lake to take a look at it to see what to do.

Other Business:

Mr. Lowden mentioned a few years back, the board brought up a parking issue about residents parking their vehicles on their front yards. It seems that this problem is getting worse over the years. Mr. Pierpont replied that under the Police Ordinance there is something about the parking. He can look into the surrounding towns on their ordinances and report them back to this board.

Adjournment:

A motion was made by Mrs. Stech, second by Mrs. Kelley. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Wilson, Mr. Scutt

Respectfully Submitted,

Jessica Mignogna