

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

**Minutes of October 17, 2016**

**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. Owen, Mr. Romick

Absent members: Mrs. Hausmann

**Advisors Present:**

Mr. MacDonald, Solicitor

**Public Comments:**

None.

**Approval of September Minutes:**

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

Abstain: Councilman Austin, Mr. Fijalkowski, Mr. Slenkamp, Mrs. Stech

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2016-40: Christina Howton, 30 Pitman Ave. B-74 L-12  
Sign

2016-41: Michael Mastrocola, 130 S. Broadway, B-25 L-2  
Sign

2016-42: Joseph Cordano, 41 East Ave. B-1 L-15  
Rebuild rear porch deck, rebuild basement stairway & install bilco doors

2016-43: Anthony Asbury, 32 S Broadway, B-1 L-9  
Physical sign only

The board had a discussion about application 2016-43. The applicant is looking to purchase a sign to use for his new business. The board has some concerns about the sign chosen by Mr. Asbury, saying that it does not fit with the Downtown Historic. The sign is from an old casino from Atlantic City, New Jersey, and Historic Commission felt that it is an historic piece. Mr. Asbury has not yet chosen a name for his new business or a color scheme and is only asking for approval on the sign so he can purchase it. The board agreed to vote on the application separately from the other three (3) applications.

A motion was made by Mr. Owen, second by Mrs. Stech to approve Historic Applications 2016-40, 41 & 43. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

A motion was made by Mrs. Kelley, second by Mr. Owen to approve the physical sign only and all color, lettering, name and font design must be brought before the Historic Commission in a separate application for a certificate of appropriateness. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

Nays: Mr. Lowden

**Resolution 2016-12: Historic Preservation Commission Approval of Certificate of Appropriateness without prejudice against violations, Application No: 2016-39; Catherine Ventura Disimone, 8 Webb Avenue:**

A motion was made by Mrs. Kelley, second by Mr. Ryder to approve resolution 2016-12. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Owen, Mr. Romick

**Update on Changes to C-1 Historic Requirements:**

Waiting on Historic Commission to review.

**Report from Zoning Officer:**

No report this month.

**New Use Waiver Committee:**

Mr. Fijalkowski announced that they will have a meeting next week.

**Economic Development Committee:**

Mr. Owens gave the board his report.

- Theater Avenue still needs funding
  - Theater has \$20,000.
  - Needs to be at \$60,000.
- Sign on Broadway and Holly Avenue is waiting on electric to be tied in.
- EDC still wants to set up a meeting with a few board members and construction office
  - EDC still thinks there is confusion

Mr. Lowden questioned the issues on Theater Avenue, where Borough Council understood one thing and the Chamber understood another thing. Has the Chamber gone back in front of Borough Council yet? Mr. Owen is not aware of any meeting being set up. Mrs. Kelley stated the original estimate that was brought to Borough Council was \$100,000 to \$120,000 for the Theater Avenue. Mr. Owen stated the John Fitzpatrick worked with some people and brought the cost down closer to \$60,000. Councilman Austin stated that is a huge difference and the Chamber must come back to Borough Council and discuss these changes. Chairman Aspras questioned about what happens to the money in the account and if that money becomes public money? Councilman Austin stated that Council asked that question with no answer. Mr. Owens stated that these are good questions that he can bring up at the next EDC meeting this Thursday night.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

**Master Plan Committee:**

None.

**Environmental Commission:**

Mr. Slenkamp gave the board his report.

- 3 new members are in the process of getting approved by Borough Council
- One of the new members will become the Borough's Shade Tree Commission
- Buffers that were planted around Alcyon Lake in the Spring are growing as expected
- Looking into earning points for the sustainable New Jersey green grounds and maintenance policy
  - Working its way up to Council to pass a resolution
- Still working on updating the tree ordinance

**Council Report:**

Councilman Austin gave the board his report.

- Borough Council confirmed the appointments of the Mayor for 2 new members for the Planning Board alternate spots
  - Jack Franchi and Lou Wilson, Jr.
- Last Borough Council meeting there were 2 experts on liquor license who explained the process and the pros and cons.

**Other Business:**

None

**Adjournment:**

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

Respectfully Submitted,

Jessica Vernacchio