

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

Minutes of February 17, 2015

Call to Order:

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

Attendance:

Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick, Mr. Dutil

Absent members: Mr. Fijalkowski, Mr. Lowden, Mr. Slenkamp

Advisors Present:

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

Public Comments:

None.

Approval of January Minutes:

A motion was made by Mrs. Stech, second by Mr. Ryder to approve the January Minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2015-02: Crestar Homes, 56-58 S. Broadway B-2 L-3
Roofing - Approved by Zoning Officer

2015-04: Katie Kelly, 50 S. Broadway B-2 L-2
Paint trim

2015-05: Kontz Homes/Enterprises, 215 West Ave. B-40 L-11
Roofing, painting, porch/railings, doors, windows

A motion was made by Mrs. Hausmann, second by Mr. Ryder to approve Historic applications 2015-02, 04 & 05. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Mr. Madison stated to the board that application 2015-01 did not meet the Historical Guidelines. Application 2015-03 was denied due to lack of information on their application, and the applicant set up a later date to meet with Mr. Madison.

2015-01: Cynthia Ventura, 162 East Ave. B-13 L-15
Railings

2015-03: Crestar Homes, 56-58 S. Broadway B-2 L-3
Siding, doors, windows

A motion was made by Mrs. Hausmann, second by Mr. Ryder to deny without prejudice applications 2015-01 & 03. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Application 2015-06 was withdrawn till next month's meeting.

2015-06: Thomas McCouch, 140 West Ave. B-188 L-13
Roofing, siding, porch/railing, doors, windows, gutters

Report from Zoning Officer:

Mr. Pierpont gave the board his zoning report:

- 5 Zoning Permits issued
- Issued 5 Charitable Clothing Collection Bin Permit renewals
- Investigated 2 Zoning complaints
- 16 persons visited the Zoning office during Wednesday evening hours.
- Contacted 2 realtors regarding sign violations.

New Use Waiver Committee:

Chairman Aspras gave the board a report.

- Two applications came to the committee.
 - Nancy Dole, 51 Pitman Avenue, Doggie Daycare.

Chairman Aspras asked, Mr. Pierpont, the zoning on this property. The original application was for a dog training facility, and then it was added for doggie daycare during day hours. Chairman Aspras added a new email came over requesting for overnight daycare. Now the application is requesting four different uses at the property. The Committee needs more information and will meet with the applicant again to discuss the application, once it is updated.

- New application came in today for My Fair Lady, 20 S Broadway
 - Proposed use is for a Café.
 - The committee will review the application.

Discussion on the First Draft of Solar & Wind Ordinance:

Chairman Aspras sent everyone a copy of a rough draft for the board to review.

- Chairman Aspras worked closely with Mr. Romick to gather information to set up the draft.
- Mr. MacDonald stated the ordinance is a permitted use and not a conditional use.
- Councilwoman Kelley would like the construction official to review for his input.
- Mr. MacDonald stated that the board has the right to add restrictions.
- Mr. Owen stated that the Historic District should not have restrictions.
- Mr. Romick stated the new solar panels are flushed against the roof.

- Zoning Officer should be the one to approve any solar applications, so they wouldn't have to come in front of the board.
- Permits go through the construction office.

The board recommends the rough draft should be brought in front of the committee to cut down the ordinance and look into the comments that was mentioned by the board members.

Economic Development Committee:

Mr. Owen gave the board a report.

- Meeting will be held this Thursday at 7pm. Open to the public.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board his report.

- No Report this month.
- Spoke with the School Superintendent about wanting input on the reexamination report.

Environmental Commission:

None.

Council Report:

Councilwoman Kelley gave the board her report.

- Budget meeting for Public Works will be held Wednesday, February 18th.
- Article in the South Jersey Times about the train and stated it will not be an issue till someone puts out the funding.

Other Business:

Chairman Aspras stated to the board that Clinton Carter, 3rd resigned.

Mrs. Hausmann passed out an article on these new tiny houses. She said maybe the board should look into this and have some kind of restrictions on them. The article says the State of Tennessee is looking to band them in certain towns.

Adjournment:

A motion was made by Mrs. Stech, second by Mrs. Hausmann. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick, Mr. Dutil.

Respectfully Submitted,

Jessica Vernacchio