

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

**Minutes of November 16, 2015**

**Call to Order:**

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

**Attendance:**

Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Absent members: Mr. Fijalkowski, Mr. Owen, Mr. Dutil

**Advisors Present:**

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

**Public Comments:**

None.

**Approval of October Minutes:**

A motion was made by Mrs. Hausmann, second by Mrs. Stech to approve the October minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Abstain: Mayor Johnson

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2015-48: Jeff & Lisa McNulla, 127 8<sup>th</sup> Ave. B-20 L-24  
Roofing, Bilco door & screen door

2015-49: Jeff & Lisa McNulla, 205 East Ave. B-25 L-9  
Porch floor

2015-50: Alan Hamilton, 39 West Ave. B-7 L-19  
Painting, doors

2015-51: William Cioffi, 219 West Ave. B-40 L-12  
Painting

2015-52: Robin Mollenhouer, 124 7<sup>th</sup> Ave. B-20 L-8  
Painting

2015-53: Robin Kirkpatrick, 144 8<sup>th</sup> Ave. B-21 L-18  
Roofing

2015-54: Maria Shaw, 123 7<sup>th</sup> Ave. B-19 L-26  
Replace roof, siding, porch doors

A motion was made by Councilwoman Kelley, second by Mr. Lowden to approve Historic applications 2015-48, 49, 50, 51, 52, 53 & 54. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

**Resolution 2015-10: Historic Preservation Commission Denial of Certificate of Appropriateness, Application No: 2015-47; Thomas B. Sees, 113 Third Avenue:**

A motion was made by Councilwoman Kelley, second by Mr. Slenkamp to approve resolution 2015-10. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

**Report from Zoning Officer:**

Mr. Pierpont gave the board a report:

- 117 Zoning Permits issued year to date.
- Investigated 6 Zoning complaints
- Issued 3 violation notices
- 14 persons visited the Zoning office during Wednesday evening hours.
  - 3 appointments and 3 site visits.
- Amending some applications to reflect new changes for 2015.

**New Use Waiver Committee:**

Mrs. Hausmann gave the board a report.

- Justin & Jeannette Fleming, Kelly Green Brewing Co. LLC
  - 154-156 S. Broadway
  - Have all State regulations approved.
  - Zoning permit was just issued by the Zoning Officer.

**Economic Development Committee:**

None.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

Mr. MacDonald gave the board an update on the old Pitman Hotel site. The applicant is waiting on the details that have to be submitted from the bank. Then the applicant needs to amend the missing information on the original site plan (missing trees and County approval), after that the deeds can be signed to have the Minor Subdivision Memorized. The filing deadline is December 13, 2015, and then it will have an extension till June 2016.

**Discussion of Bicycle Paths:**

Chairman Aspras gave the board a report.

- Green Team request to give information to the board.
  - Working on several issues
  - Request that the Bicycle Path be included in the updated Master Plan.

**Master Plan Committee:**

None.

**Environmental Commission:**

Mr. Slenkamp gave the board a report.

- Chairman Howitt is still working on a letter to send to Borough Council.
  - He wants to go to a work session to discuss putting up vegetation around the shore line of Alcyon Lake and Betty Park.

**Council Report:**

Councilwoman Kelley gave the board a report.

Councilwoman Kelley gave each board member a copy of Ordinance No. 11, 2015; amending the Chapter XXXV entitled zoning. This is the final draft on updating the C-1 and TRC-1 zone districts on what is permitted to be outdoor display of merchandise. There will be a first time application fee of \$25.00 and a renewal application fee of \$15.00 each year thereafter.

Mr. Romick questioned if this ordinance includes hanging flags that say “open” that hang very low in front of businesses located in the down town. Councilwoman Kelley stated that the flag will fall under the sign ordinance.

A motion was made by Mr. Lowden, second by Mrs. Stech to accept Ordinance No. 11, 2015 final draft. On voice vote: Chairman Aspras, Mrs. Hausmann, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Abstain: Mayor Johnson, Councilwoman Kelley

**Other Business:**

Mr. Romick question about why a small trail behind the high school is still block off from the major storm. Councilwoman Kelley replied, by saying there are still down trees from the storm

and Councilman Blass has them label as extreme importance to minor. She will let Councilman Blass to move the trail up on the list.

Chairman Aspras wanted to talk to the board about what their thoughts were on signage. It was recommended that a committee will be formed to discuss the sign ordinance in detail.

Mayor Johnson discussed with the board about the bank next door. A resident in the Borough has reached out the Borough Administrator and himself several times about purchasing the bank from the Borough to use as a residential resident. The bank is located in the business district and would have to come in front of the board for any use changes. Mr. MacDonald recommended that the board members not to discuss this matter, till there is an application.

Mr. Pierpont discussed with the board members about a recent issue that went to Borough Council and then to the Environmental Commission regarding street trees. A resident lost a street tree during the major storm in June and would like to replace it. Environmental Commission does not want street trees. About two years ago, the planning board required street trees for the old Pitman Hotel site. Mr. Pierpont stated as zoning officer it will be difficult for him to do either and recommends the board to look into changing the Subdivision Ordinance to say no street trees. Chairman Aspras mentioned that if an applicant requests the street trees and agrees to place them in, then the board agrees to have the trees. Councilwoman Kelley mention there is a different Borough Ordinance that says no street trees. Mr. MacDonald asks, Mr. Pierpont to send him the two Borough Ordinances for him to review.

**Adjournment:**

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

Respectfully Submitted,

Jessica Vernacchio