

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

Minutes of January 20, 2015

Call to Order:

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

Attendance:

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

Absent Members: Mr. Fijalkowski, Mr. Lowden, Mr. Carter 3rd

Election of Officers:

A motion was made by Councilwoman Kelley, second by Mr. Romick to appoint Mr. Aspras for Chairman. A motion to close the nomination was made by Mr. Owen, second by Mayor Johnson. On voice vote: Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Abstain: Mr. Aspras

A motion was made by Councilwoman Kelley, second by Mayor Johnson to appoint Mrs. Stech for Vice-Chairwoman. A motion to close the nomination was made by Mr. Owen, second by Councilwoman Kelley. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Shirley, Mr. Romick

Abstain: Mrs. Stech

A motion was made by Mrs. Stech, second by Mr. Shirley to appoint Mrs. Hausmann for Secretary. A motion to close the nomination was made by Mr. Slenkamp, second by Mr. Owen. On voice vote: Chairman Aspras, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Abstain: Mrs. Hausmann

Appointment of Solicitor:

A motion was made by Mrs. Hausmann, second by Mrs. Stech to appoint Arthur J. MacDonald as Solicitor and Warren H. Carr as the conflict Solicitor. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Appointment of Engineer and Planner:

A motion was made by Mayor Johnson, second by Mr. Shirley to appoint J. Timothy Kernan as Engineer and Planner. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Appointment of Recording Secretary:

A motion was made by Councilwoman Kelley, second by Mrs. Stech to appoint Jessica Vernacchio as recording secretary. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Establishment of Meeting Dates:

A motion was made by Mrs. Hausmann, second by Councilwoman Kelley to keep the meeting dates on the third Mondays of each month starting at 7pm, except for the February meeting to be changed to the third Tuesday and add January 19, 2016 for Reorganization. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Establishment of Official Paper:

A motion was made by Mrs. Stech, second by Mr. Slenkamp to use South Jersey Times as the official paper. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Advisors Present:

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

Public Comments:

None.

Approval of the December 2014 Minutes:

A motion was made by Mayor Johnson, second by Councilwoman Kelley to approve the December minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Mayor Johnson, Councilwoman Kelley, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Romick

Abstain: Mrs. Stech, Mr. Shirley

Historic Preservation Commission:

None.

Report from Zoning Officer:

Mr. Pierpont gave the board his 2014 year end zoning report:

- 106 Zoning Permits issued

- Issued 4 Charitable Clothing Collection Bin Permits. Issued 3 violation notices for unregistered bins. They were removed within the 45 days.
- Issued 1 POD permit.
- Issued 1 Outdoor eating facility permit with BYOB ryder
- Investigated 14 Zoning complaints, 12 are resolved with 2 still outstanding.
- 118 persons visited the Zoning office during Wednesday evening hours.
- Issued 3 Court summons and spent 16 hours in Court.
- After 16 months of court and negotiations we were able to resolve the Zoning violations at Fazzio's parking area on Elwood Av.
- Removed 28 illegal temporary signs from Borough property and or park-strips.

Economic Development Committee:

Mr. Owen gave the board a report.

- Members elected John Fitzpatrick as Chairman.
- Chairman Fitzpatrick wants the Committee to be more active.
- The committee now has a new member, Scott Fredrick.
- The County is offering 5 \$1,000.00 matching grants for local businesses.
- Next meeting will be held on February 19th at 7 pm and is open to the public.

New Use Waiver Committee:

None.

Site Plan Committee:

None.

Subdivision Committee:

None.

Mayor Johnson wanted to confirm about the hotel lot from the subdivision a couple of years ago; did the applicant ever follow through with the application? Mr. Pierpont stated that the applicant did not follow through with the application. Mayor Johnson asks if that lot is still considered one parcel of land. Mr. Pierpont responded that it is still one parcel and the applicant still did not do any of the clean up that was requested by resolution. The applicant is waiting for a buyer, before proceeding with filing the deeds for an extension.

Master Plan Committee:

Mr. Ryder gave the board a report.

- Committee met a couple of weeks ago.
- Reexamination report will be completed within the next year.
- Next meeting will be held in April.

Mr. Ryder mention to the board that he was talking with Mr. Romick about getting some help from other surrounding towns that had declining school age children. He wants to find out what the towns did to solve that problem. Mr. Romick mentioned that the Borough has a smart growth plan from the county that gives recommendations. Mr. Owen spoke that the Borough should have a town meeting to discuss the situation and help make recommendations to help bring in younger families back into Pitman.

Environmental Commission:

Mr. Slenkamp gave the board a report.

- Commission is still looking for a secretary.
- Gave the commission an update on the Master Plan, will be getting some feed back at the next meeting.
- Commission's Chairman received a report back that gives information about the growth in the lake.

Council Report:

Councilwoman Kelley gave the board her report.

Green Team Update

- The team is very active.
- A member is writing a grant for operating expenses.
- Looking for some kind of activity that promotes the Green Team. Possibly something on Earth Day.
- Getting ready to apply for the points, need 160 points for certification.
- Meeting monthly on the Fourth Thursday and it is open to the public.

The Borough Report

- Budget talks are beginning.
- First budget meeting will be tomorrow January 21st at 7pm.
- Borough lost another \$100,000 from the old Sony property.
- Realtor from the Sony site says there is activity for buyers, but falls through before settlement.
- Latest report states the Armory still has contamination on site.
- Borough made an offer on the bank building next door.

Other Business:

Solar & Wind Ordinance

- Chairman Aspras and Mr. Romick have been working on the new ordinance.
- Mr. Romick stated they been looking at the other town's ordinances.
- They want to stay pro-active towards solar.
- Making sure the new Ordinance will be consistent with the State's.

Committee Assignments for 2015

- Anyone wants to change or be added to a committee let Chairman Aspras know.

Suggested Actives for 2015

- Look into COAH
 - Look into downtown
 - Mayor Johnson will be looking into starting a new committee to discuss Pitman's growth, schools, businesses, ect.
 - Getting a member from each area, police, school board, planning board, council and other boards.
- Other Old or New Business
- Alternate member, Clinton Carter 3rd resigned from the board.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio