

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

Minutes of May 15, 2017

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Pierpont, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Absent members: Mr. Fijalkowski, Mr. Owen, Mr. Franchi, Mr. Wilson, Mr. Scutt

*Mr. Franchi came into the meeting after roll call

Advisors Present:

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

Public Comments:

None.

Approval of April Minutes:

A motion was made by Mr. Slenkamp, second by Mrs. Stech to approve the April minutes with minor changes under Master Plan. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Abstain: Councilman Pierpont

Historic Preservation Commission: Memorialization; 2017-09- Jason Tyrell & Timothy Rue, 115 West Jersey Avenue, Block 83 Lot 3.01;

A motion was made by Mr. Lowden, second by Mrs. Kelley to approve resolution 2017-09. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Historic Preservation Commission: Memorialization; 2017-10- Campers Capital LLC., 47 S. Broadway, Block74, Lot 7:

A motion was made by Mrs. Kelley, second by Mr. Lowden to approve resolution 2017-10. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2017-15: Ronald Butcher, 155 W. Jersey Ave. B-83 L-9
Roof approved by Zoning Officer

2017-16: Campers Capital, 47 S. Broadway B-74 L-7
Paint doors & trim

2017-17: Jeff McNulla, 127 8th Ave. B-20 L-24
Paint siding

2017-18: Federal Home Loans, 137 9th Ave. B-21 L-4
Roof approved by Zoning Officer

2017-19: Accupco, 41 S. Oak Ave. B-17 L-4
Roof approved by Zoning Officer

2017-20: Ronald Butcher, 155 W. Jersey Ave. B-83 L-9
Windows

A motion was made by Mr. Lowden, second by Mrs. Stech to approve Historic applications 2017-15, 16, 17, 18, 19 & 20. On voice vote: Chairman Aspras, Councilman Pierpont, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Mr. Madison mentioned that there was a special meeting held about the two (2) applications that were denied at last month's meeting. In that meeting was himself, Michelle LaPlante, Councilman Blass, Chuck Romick, Chairman Aspras and Barbara Stech. They discussed that there has to be some kind of variations to the guidelines, because not all properties are the same. Also, they discussed that the Historic Commission will give their reasons on why they voted to approve future applications that do not fit the guidelines.

Resolution 2017-11: BL Constructors, 210 Clinton Avenue, Block 141, Lot 6; Edward Buelow:

A motion was made by Mr. Lowden, second by Mr. Romick to approve resolution 2017-11. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Report from Zoning Officer:

Mr. Pierpont gave the board a report:

- 54 zoning permits YTD
- Last 30 days
 - 2 violations notices sent out

- 3 complaints
- 12 residents visited office during office hours
- 2 field visits

Mr. Pierpont also stated that the Fazzio site is starting up again with violations.

Mrs. Stech questioned about the garage not being corrected on Broadway that was denied over a year ago. Mr. Pierpont agreed with her and stated that they did drop the ceiling down, but did not complete the rest of the work.

New Use Waiver Committee:

None.

Economic Development Committee:

None.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

The board discussed the draft.

- Mr. MacDonald recommended having the Planner discuss the changes with the board before setting up the public hearing.
 - Mr. Lowden agreed to have Mr. Kernan discuss the changes with the board.
 - The board members will have a better understanding on the changes made to the Master Plan.
- Mr. Ryder stated since last month's meeting only a minor change was done on page 15.

Chairman Aspras asked the board members if they have any comments. He stated that he only had a few questions, but other than that it was well written.

- Page 15, section 2, sub section a.
 - was not sure what the definition is for "environmentally sensitive lands"
- Page 15, section 2, sub section k.
 - To preserve, to the greatest extent possible, undeveloped Borough owned land as open space.
 - Tying that to Alcyon Woods Tract.
 - Keep it open ended, in order to have the flexibility in the future.
 - Mr. Ryder stated that this whole section was a cut and paste from the previous Master Plan.

Mr. MacDonald explained to the board members that Borough Council can rezone, but if not consistent with the Master Plan, only can do it by a supermajority vote with a resolution explaining why.

Mr. Madison responded that when he was on council many years ago, the Borough did not want to tie the tract down to a certain zone, so the Borough would always have control. Mrs. Kelley agrees that when she was on Council, the Borough did not want to leave it up to the future Council members to choose what zone. Their discussions were to wait to see how the surrounding towns like Glassboro and Mantua build up and then have a discussion on what the next phase would be.

The board agreed to have Mr. Kernan do a presentation next month and have a final discussion before having the public meeting.

Environmental Commission:

Mr. Slenkamp gave the board a report.

- Earth Day will be held this Saturday, May 20th.
- Work was done Glen Lake by our Public Works Department.
 - A lot of debris was removed around the lake.
 - Ejected some bentonite clay along with some concrete.

Council Report:

Councilman Pierpont gave the board a report.

- Wednesday, May 17th at 8:30am a Special Meeting will be held.
 - Discuss capital bonding purchasing.
- Repair at Glen Lake is ongoing.
 - It was discovered there is another leak.
 - DEP permit allows the Borough to drain the lake by June 1st.

Other Business:

None.

Adjournment:

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

Respectfully Submitted,

Jessica Mignogna