

**Borough of Pitman
Combined Planning/Zoning Board**

Minutes of January 21, 2020

Call to Order:

Chairman Aspras called the meeting to order at 7:00 pm

Mr. MacDonald swore in the following new and returning members, the oath of office, of the Borough of Pitman Combined Planning/Zoning Board.

Mr. Owen, Mrs. Kelley, Mr. Austin, Mr. Fitzpatrick

Attendance:

Chairman Aspras, Mrs. Stech, Councilman Fitzpatrick, Mr. Ryder, Mrs. Kelley, Mr. Slenkamp, Mr. Owen, Mr. Romick, Mr. Franchi, Mr. Austin

• Mayor Razze arrived at 7:10

Absent Members:

Mr. Fijalkowski, Mr. Scutt

Advisors Present:

Mr. MacDonald, Solicitor, Mr. Tim Kernan, Planner/Engineer, Mr. Walt Madison, Historic Preservation Commission, Mr. Roy Duffield, Zoning Officer

Reorganization 2020:

Mr. MacDonald accepted nominations for the coming year.

Mrs. Kelley motioned, second by Mrs. Stech **to nominate** Mr. Aspras Chairperson, Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Mrs. Kelley motioned, second by Mr. Owen **to nominate** Mrs. Stech Vice-Chairperson, Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Chairman Aspras motioned, second by Mrs. Stech **to nominate** Mr. Franchi as Secretary, Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Resolutions:

Resolution No. 2020-01

Mr. Owen motioned, second by Mr. Fitzpatrick **to approve Resolution No. 2020-01**, appointing **Mr. Arthur MacDonald, Solicitor**, Borough of Pitman Planning / Zoning Board.

All in favor.

None opposed.

Resolution No. 2020-02

Chairman Aspras motioned, second by Mr. Owen **to approve Resolution No. 2020-02**, appointing **Mr. Tim Kernan / Maser Engineering, Engineer**, Borough of Pitman Planning / Zoning Board.

All in favor.

None opposed.

Resolution No. 2020-03

Chairman Aspras motioned, second by Mrs. Stech **to approve Resolution No. 2020-03**, appointing **Mr. Tim Kernan / Maser Engineering, Planner**, Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Resolution No. 2020-04

Chairman Aspras motioned, second by Mr. Slenkamp **to approve Resolution No. 2020-04**, appointing **Ms. Connie Anderson, Recording Secretary**, Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Resolution No. 2020-05

Mrs. Stech motioned, second by Mrs. Kelley **to approve Resolution No. 2020-05**, establishing **the 3rd Monday of each month, with the exception, 1/21/20 and 2/21/20, at 7:00 pm, in Borough Hall**, as the official meeting dates for the Borough of Pitman Planning/Zoning Board.

All in favor.

None opposed.

Resolution No. 2020-06

Councilman Fitzpatrick motioned, second by Mr. Slenkamp **to approve Resolution No. 2020-06 appointing the South Jersey Times as the official newspaper** of the Borough of Pitman Planning/ Zoning Board.

All in favor.

None opposed.

- Mr. Macdonald thanked the Board for their confidence in him and added that he appreciates being able to serve the Board for such a long time.

Approval of December 2019 Minutes:

Mr. Franchi motioned, second by Mr. Ryder **to approve** the December 2019 minutes.

Chairman Aspras: **Yes**

Mr. Ryder: **Yes**

Mr. Romick: **Yes**

Mrs. Stech: **Yes**

Mrs. Kelley: **Yes**

Mr. Franchi: **Yes**

Public Comments:

None

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Madison, Chairman of the Historic Preservation Commission.

Application No. 2019-48

**Aaron Haines
113 Seventh Ave.
BI -19 / L- 27 & 28**

Roof / Fence

Mrs. Stech motioned second by Mr. Slenkamp **to approve Application No. 2019-48.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Owen: **Yes**

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mrs. Kelley: **Yes**
Mr. Romick: **Yes**

•Mr. Madison then thanked and commended Mr. Duffield on the fine job he is doing as Zoning Officer.

Update of Former Sony Property

Councilman Fitzpatrick reported that he had toured the former Sony plant with people from Rowan University. He stated that it was a big plan and that it would be good if it happens. It would begin as a Communications School, with plans for Rowans Indoor Track and Housing. He feels that the potential is good.

Mayor Razze stated that the discussion has always been, that it would be privately owned, with tax revenue from that property, and a portion of the building would be leased to Rowan University. He also said that the current owner may use part of that space himself for production and manufacturing of his own. Councilman Fitzpatrick added that the front would be retail and restaurant space.

Distribution of Pitman Bicycle and Pedestrian Plan

The members of the Planning Board were provided with a copy of the proposed Bicycle and Pedestrian Plan prior to the meeting for review. Councilman Fitzpatrick stated that the plan has been in the works for two years and the study was done gradually. The possibilities of funding and grant money being available was also discussed.

Approval of By-laws

Mr. Ryder reported on the changes in the updated By-laws.

Mr. Romick motioned, second by Mrs. Kelley **to approve the updated By-laws.**

Chairman Aspras: **Yes**
Mayor Razze: **Yes**
Mr. Ryder: **Yes**
Mr. Slenkamp: **Yes**
Mr. Romick: **Yes**

Mrs. Stech: **Yes**
Councilman Fitzpatrick: **Yes**
Mrs. Kelley: **Yes**
Mr. Owen: **Yes**

Report from Zoning Officer

Mr. Duffield stated that the fence at **178 North Ave.** had been approved by Borough Council, overturning the decision of the Planning/Zoning Board. The homeowner has been issued a letter that states that she must still comply with zoning regulation.

818 S Broadway the stairs do show on the zoning permit that was approved.

55 Simpson Ave. the owner has been notified that the addition of the carport needs permits.

Economic Development Committee

Mr. Owen stated that the Committee meets on the 3rd Thursday of the month, Shari Hulitt heads the Committee and Councilperson Paul Blass is the Council liaison.

He reported on the following:

One of the parking signs was knocked down and EDC will be responsible for the repair.

There is a drainage problem on the north side of Theater Avenue.

Bobs Hobbies is going to open as a consignment antique stall.

Samaritan Thrift and Habit will be leaving.

The Wig Shop has a new owner.

New Use Waiver Committee:

Chairman Aspras reported that there was one application this month, for Press 10 at the site of the old dance studio.

Site Plan Committee:

No report

Subdivision Committee:

Mrs. Kelley said there was nothing to report however if the Sony project goes through that would be the next sub-division.

Master Plan Committee:

Mr. Ryder – Nothing to report

Environmental Commission:

Mr. Slenkamp reported that 6 new trees have been planted on Broadway. There is an upcoming NJDEP meeting on the status of the Lipari Landfill with some of the Commission members. Councilman Fitzpatrick asked about the Armory. Mayor Razze said that a group had come before Council about 8 months ago to give them an update. Councilman Austin stated that the last time they had come in they found more pollutants and are trying to determine where it is coming from, either the Armory or upstream. The actual values have come down, and once they determine the origin they will be contacted.

Council Report:

Councilman Fitzpatrick reported that Borough Council is working on the budget.

Other Business

Chairman Aspras addressed committee assignments for 2020, updated Email addresses and training for new members.

Mr. MacDonald then added that JIF training is available for any previous members that have not taken it, and any new members as well.

Chairman Aspras recognized Councilman Weng. Councilman Weng thanked the Planning/Zoning Board members for the time and effort that they put in by sitting on this Board. He added that Municipal Government would not work without volunteers like you, and that for the 2 years that he spent on the Board it was truly a pleasure.

Adjournment:

Mrs. Stech motioned, second by Chairman Aspras **to adjourn**.

All in favor

**Respectfully Submitted,
Connie Anderson**