

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

**Minutes of June 20, 2016**

**Call to Order:**

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

**Attendance:**

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

Absent members: Mr. Fijalkowski, Mr. Owen

**Advisors Present:**

Mr. Carr, Solicitor, Mr. Pierpont, Zoning Officer.

**Public Comments:**

None.

**Approval of May Minutes:**

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

Abstain: Mrs. Hausmann

**Historic Preservation Commission:**

Mr. Carr swore in Walt Madison.

2016-20: Frank & Rita Harder, 125 W. Holly Ave. B-6 L-1  
Replace tile roof with pinnacle pristine sienna shingle roof

2016-21: Josh Hitchner, 143 6<sup>th</sup> Ave. B-18 L-23  
Roof approved by Zoning Officer

2016-22: 20 US Bank, 137 9<sup>th</sup> Ave. B-41 L-4  
Replace gray brick chimney

A motion was made by Mr. Lowden, second by Mrs. Kelley to approve Historic applications 2016-20, 21 & 22. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

**Resolution 2016-09: Preliminary & Final Site Plan Approval & Minor Subdivision Approval with Bulk Variances; Borough of Pitman: Rear of Bank & Municipal Parking Lot, Block 11, Lots 1, 2, 4, 5 & 6:**

A motion was made by Mr. Lowden, second by Mr. Ryder to memorialize resolution 2016-09. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech. Mr. Romick

**Report from Zoning Officer:**

Mr. Pierpont gave the board his monthly report.

- 70 Zoning Permits issued year to date.
  - Up 3 over 2015
- Investigated 3 Zoning complaints
  - Issued 2 violation notices
- 11 persons visited the Zoning office during Wednesday evening hours. 1 appointment and 3 site visits.
- Court postponed until July 25<sup>th</sup>
- 14 temp signs removed or relocated
- Attended Historic Commission meeting to discuss Solar applications

Mr. Pierpont wanted to discuss with the Planning board about the new solar ordinance. In the ordinance there is no provision to reference to any special guidelines about the Historic District. Mr. Pierpont just received the second application in the Historic District for solar and brought it up for discussion at the Historic Commission meeting whether or not it can be put on the pre-approval list for the zoning officer to approve. Applications for solar is a long process and having the applicant have to wait a whole month for Historic Commission and this board to meet again just makes it an even longer process. Chairman Aspras stated to the board that Mr. Pierpont already does the preapproval for transitional roofing. He will ask Mr. MacDonald to interpret it and see if solar can be lumped into zoning officer preapproval list.

Mr. Pierpont spoken already to Mr. Madison, the chairman of the Historic Commission, prior to this meeting about an applicant he is working with that placed a fence up without any historic or zoning permits. The fence is already in violation not only for not getting any permits, but it does not meet with the historic guidelines. The owner did agree with Mr. Pierpont on changing the fencing to fit with in historic guidelines and filed for a certificate of appropriateness this pass Friday. The application did miss the Historic meeting which was held on Thursday night and is asking the board to add this application to the list of historic approvals, so he can get this fencing issue resolved. The fence is currently six foot (6 ft) in height and the applicant agreed to cut it down to four feet (4 ft) to fit the fencing code and to create a 1 ½ inch gap in between each picket to fit the historic guidelines. Mr. Carr questioned, Mr. Pierpont about the court date violation on the applicant: would approving this application tonight make the applicant's court date be dismissed. Mr. Pierpont answered that if the board approves this application tonight, it will give the applicant enough time to submit paperwork to have the court date dismissed. Mr.

Lowden questioned if all the permits are in and approved. Mr. Pierpont stated the permit is contingent on the approval of certificate of appropriateness.

2016-23: Alden Fredrick, 3<sup>rd</sup>, 159 North Avenue B- 17 L -18  
Fencing with 1 ½ gap in between pickets

A motion was made by Mr. Lowden, second by Councilman Austin to approve historic application 2016-23. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

**New Use Waiver Committee:**

None.

**Economic Development Committee:**

None.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

**Master Plan Committee:**

Mr. Ryder gave the board his report.

- Waiting on Mr. Kernan to get a draft done.
- Going to look to see how much money is left in this year's budget.

**Environmental Commission:**

Mr. Slenkamp gave the board his report.

- The second phase of planting along Alcyon Lake & Betty Park was done on May 28<sup>th</sup>.

**Council Report:**

Councilman Austin gave the board his report.

- Resolution will be heard next Council meeting to Modify C-1 zone.
- Code enforcement office hours are increasing.
- Contract for Local Union 676, should be resolved in the next few weeks.

Councilman Austin question Mr. Pierpont about the garage out on S. Broadway. He understands that the owner is now in code by correcting the garage, but does that mean he can just let the garage sit there unfinished without a time limit to complete it. Mr. Pierpont replied yes. Councilman Austin addressed the board that the neighbor behind the applicant has an issue with his privacy since the garage is so close to his property line and has three (3) large windows in the rear of the garage which is facing his property. Councilman Austin mentioned to the

board that the neighbor is thinking on applying to the board for a variance about placing a ten (10ft) foot in height fence. Mr. Romick stated to the board that the application was for a variance for height and on record was stated the garage was for storage only and to place his two vehicles into it. He wants to know why the neighbor has an issue with privacy if the garage is only for storage.

**Other Business:**

Chairman Aspras stated to the board that he still has to get in touch with Solicitor Alice about the minor adjustments in the definitions in the C-1 zone changes. Borough Council made a change in the hotel/motel not to exceed six (6) units, instead of the ten (10) units originally submitted.

**Adjournment:**

A motion was made by Mr. Romick, second by Mrs. Kelley. On voice vote: Councilman Austin, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Chairwoman Stech, Mr. Romick

Respectfully Submitted,

Jessica Vernacchio