

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

**Minutes of June 19, 2017**

**Call to Order:**

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

**Attendance:**

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Wilson, Mr. Scutt

Absent members: Mr. Fijalkowski, Mr. Owen

\*Mr. Owen came into the meeting after roll call

**Advisors Present:**

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

**Public Comments:**

None.

**Approval of May Minutes:**

A motion was made by Mrs. Kelley, second by Mr. Lowden to approve the May minutes with minor changes under the Master Plan Committee.

Mr. Ryder questioned about how the minutes are corrected and where can he see those changes. Ms. Mignonga replied, when the board requests changes to the minutes being reviewed for last month's meeting, those changes are made before they are signed off by her and are given to the construction office for permanent record. The approved minutes are also updated on the Borough's website for public review. On voice vote: Chairman Aspras, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Abstain: Councilman Austin, Mr. Owen

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2017-21: Doris Gorman, 50 Webb Ave. B-7 L-11  
Siding

2017-22: Vanessa James, 91 Circle Ave. B-22 L-1  
Fence

2017-23: Amanda Lampkin, 21 S. Broadway B-73 L-4  
Signs

2017-24: Franklin Hagerty, Jr. 133 North Ave. B-10 L-19  
Door

2017-25: Jason Tyrell, 115-117 W. Jersey Ave. B-83 L-3.01  
Porch

2017-26: Harry Armstrong, 222 Embury Ave. B-27 L-6  
Roof approved by Zoning Officer

A motion was made by Mr. Romick, second by Chairman Aspras to approve historic applications 2017-21, 22, 23, 24 and 26. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

Chairman Aspras mentioned to the board members that application 2017-25 was the application that the board denied without prejudice last month. Mr. Madison requested as well as the applicant to come back with the same application and give visual facts. Mr. Madison stated to the board members that the application is the same as previously presented. The porch will be located behind the Harper's Driving School and the only way into the back yard alley is by a very narrow driveway. Once in the back alley there is nothing but garages located all the way into the back and there is also a dog pound. The porch will be located on the second (2<sup>nd</sup>) floor over on the top of the shed. There is a duplex building right next door on the other side of the driveway that also has two (2) porches, which is the same thing the applicant would like to put in. Mr. Madison stated to the board members that this porch cannot be seen by any street or by any sidewalk and the alley leading into the back of the building is a dead-end alley. Mrs. Kelley asks what the railings would look like. Mr. Madison apologized to the board members, because the drawings were attached to the first application which is located in the construction office. Chairman Aspras mentioned to the board members that it could be made a condition base on approval. Mr. Lowden asks if this will be established as a precedent that the board would have to be careful of in the future. Chairman Aspras stated that he does not think so since the testimony was that this property is a unique situation. Mrs. Kelley questioned what the difference between a porch and a deck; porch has a roof, a deck does not. Technically, this application is for a deck not a porch. Mr. Madison stated that eventually he may put a roof on top of it.

A motion was made by Mr. Owen, second by Mr. Franchi to approve historic application 2017-25, due to the unique situation of the property's location and the location of the purposed deck. Any railing spindle must be consistent with the Borough of Pitman's Historic Guidelines. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick

**Report from Zoning Officer:**

None.

**New Use Waiver Committee:**

None.

**Economic Development Committee:**

Mr. Owen gave the board a report.

- Committee met last Thursday
- Tomorrow , June 20<sup>th</sup> there will be a check presentation at the Art Center at 7pm
  - The amount will be \$15,000.00 check or grant from the New Jersey Community Grant Association going toward Theater Avenue project.
    - Theater Avenue total is now about \$53,000.00
- Stage Right wine bar is now open
  - Located next to the Broadway Theater
- Medical building was sold and will be a Wellness Center.
  - Across from the Sunoco Gas station.
- Donut Revolution and pet groomer will no longer be coming into the Borough.
  - Owner of the building is currently looking for tenants.
  - Rumor of a music store may take one of the spots.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

**Master Plan Committee:**

Mr. Ryder gave the board a report.

- Post pone till the July meeting.

**Environmental Commission:**

Mr. Slenkamp gave the board a report.

- Lead testing in the water was done on the schools back in April.
  - Took about one hundred thirty (130) samples.
    - 25% of those samples came back above the recommended the State and the Federal thresholds.
  - Unsure if it was just Memorial School or throughout the whole district.
  - Unsure if the second round of samples has been taken place yet.
    - School District did send out letters to parents of children in that school.

**Council Report:**

Councilman Austin gave the board a report.

- Borough Council did bond about 1.5 million dollars for equipment and repairs in the Borough.
- Overnight parking can now be called in by using the computer.
- Liquor license is now being reviewed by Borough Council.
- Fire Department is looking to create a cadet fire class.
  - Looking to attract new people into the fire department.
- Light rail line talk is looking to coming back in the near future.

**Other Business:**

Chairman Aspras wanted to inform the board members that there has been some new correspondence in the Old Pitman Hotel Site. The county reached out to him to make sure no construction permits are being currently issued, because there are still some outstanding issues on the county level that has not been met yet. Mr. Pierpont informed the board members that the builder is posting elevations in preparations for lot grading because it is one of the conditions. An architecture firm is in contact with him about the bulk requirements for the site and they are still in designing stage. Mr. MacDonald did send a letter to address the conditions on the resolution out to the construction code officials and the construction office. Mr. Romick replied that on the county side it is really simple, they are waiting on updated plans on the handicap ramp to approve the application.

Mr. Ryder wanted the opinion of the board about a phrase in the Master Plan report on the Downtown Broadway Business District. The Chamber of Commerce refers it as Uptown Business District; everything should be consistent. Chairman Aspras mentioned if everything could be done over again it will be referred to as Uptown not as Downtown.

**Adjournment:**

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

Respectfully Submitted,

Jessica Mignogna