

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

## Minutes of September 15, 2014

### **Call to Order:**

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

### **Attendance:**

Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

Absent members: Mayor Johnson

### **Advisors Present:**

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

### **Public Comments:**

None

### **Approval of the August Minutes:**

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approval the August minutes. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

Abstain: Mr. Ryder, Mr. Slenkamp, Mr. Carter 3<sup>rd</sup>

Chairman Aspras announced that the agenda order will change due to a discussion with an application for the Historic Preservation Commission.

### **New Use Waiver Committee:**

Mr. Fijalkowski gave the board a report.

- Four applications that the committee met with.
- All four applications were approved.
- All four were retail to retail.

Chairman Aspras asked that Mr. Fijalkowski go through each of the four applications so the whole board knows what uses. Mrs. Hausmann stated that Campers Capital, LLC, did not show up at the committee meeting and there is nothing on the application that indicates that the applicant must go to the meeting. Since there was no representative, Chairman Aspras, approved the application based on exactly what was written on the application. Mr. Fijalkowski

stated that this is the first applicant that did not come to the committee meeting. The board agreed that the application should have a statement on it stating the applicant must attend the committee meeting when scheduled.

14-538: Campers Capital, LLC- 27 S Broadway- B- 73, L- 5  
Rehearsal Space

14-536: Larkspur Interiors, LLC- 21 S Broadway- B-73, L-4  
Retail

14-537: David Lusaroi, 7 E Holly Ave- B-73, L-1  
Retail

14-534: Rita Mangan, 48 S Broadway  
Retail

#### **Economic Development Committee:**

Mr. Owen gave the board a report.

- Meeting held in August.
- Theater Avenue project paperwork submitted to the State.
- Thursday, September 18<sup>th</sup> some of the directional signs will be discussed on where placement would be.
- Bids for the replacement of the Borough of Pitman letter sign (on corner of West Holly Avenue and Broadway) were too high.
- Committee is also looking for sponsors to help with the cost for the replacement sign.
- Committee made a recommendation to Borough Council to purchase the old bank with surrounding lots next to Borough Hall.
- Committee is looking into the surrounding towns about incentive packages for new businesses to come into Pitman. In discussion phase only.
- Next meeting, this Thursday, September 18<sup>th</sup> at 7 pm.

#### **Site Plan Committee:**

None.

#### **Subdivision Committee:**

None.

#### **Master Plan Committee:**

Mr. Ryder stated no new report. Next meeting will be coming up in the coming weeks.

Chairman Aspras questioned, Mr. Kernan about the changes in the affordable housing rules.

Mr. Kernan stated the governor veto the COAH rules, because he is not going to pass certain rules to put in place until the whole COAH issues are resolved.

### **Environmental Commission:**

Mr. Slenkamp gave the board a report.

- House hold waste collection dates are September 27<sup>th</sup> for S. Harrison Township and October 18<sup>th</sup> for Borough of Clayton.
- Joann and Sam Hutton moved and the Commission has two vacant spots.
- Saturday, October 4<sup>th</sup>, grant for clean up at Alcyon Lake.

### **Council Report:**

Councilwoman Kelley gave the board her report.

- Council passed a bond of \$630,000 to fix the roof on Borough Hall.
- Refurbished a trash truck that saved the Borough money.
- Issued a grant that will pave a portion of Highland Terrace.

### **Other Business:**

Mr. Ryder questioned Councilwoman Kelley, from the minutes from August, about Borough Council wanting the Master Plan to look into the Theater Avenue project; he wanted to know what is meant by that. Councilwoman Kelley said Borough Council wanted to know if that would be a use that would fit in with the Master Plan. Borough Council will not vacate the street, but close it to thru traffic.

### **Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2014-21: Michele D'Amico, 126 3<sup>rd</sup> Ave., Block-10 Lot-8  
Painting, fence- Board compromised with the applicant about her fence. They will allow Ms. D'Amico to move the new fence pickets and to place them on the center of her old fence to create one inch spacing. The time limit to finish is November 30<sup>th</sup>.

2014-22: S.N. Psychological & Counseling, 140 S Broadway, Block-25 Lot-4  
Sign

2014-23: Sharon Heston, 8 East Avenue, Block- 4 Lot- 3  
Replacement of windows

A motion was made by Mrs. Stech, second by Councilwoman Kelley to approve 2014-21, 22 & 23. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

### **Site Plan & Bulk Variance: Joy Community Fellowship: 309 Florence Avenue:**

- Mr. Ryder step down from this application and will not vote.

Bruce Roesler, Esquire, appearing on behalf Joy Community Fellowship Church. Mr. Roesler is requesting to construct a 450 square foot addition to expand the existing building to

accommodate handicapped worshipers. The applicant came and was granted a use variance last September.

Mr. MacDonald swore in the applicants', Mark McOrnond and Henry Haley. Mr. McOrnond updated the board about the application that came in front of them last September. At that time, it was requested for a 240 square foot addition to accommodate their handicapped worshipers with an elevator. Since last year, the church did not have enough funds to start construction on the elevator. Mr. McOrnond stated in this application, they would like to add an additional 200 square feet to that last approval bringing it to a total around 450 square feet(plus or minus). This extra space will add an extra handicapped restroom and extra floor space. In addition to that, the codes for commercial elevators updated and it will require extra space. Chairman Aspras asked the board members if they had any questions for the applicant. No one had questions for the applicant. Chairman Aspras asked Mr. McOrnond what variances are being requested. Mr. McOrnond stated the bulk variances being requested are; proposing 26% where the maximum of 25% is permitted to the building area and a front yard setback. They are also asking for a use variance, because a church is not permitted within the R-1, residence district for the propose addition.

Mr. Haley, applicant's engineer, wanted to testify on the use variances that are being requested. The use variance is an expansion on an existing non conforming use. The expansion being requested is a minor expansion of only 200 square feet in addition to what was approved last year. The purpose of this expansion is to add a handicap restroom for the worshippers. The impact will have a minimal impact to the community.

Mr. Kernan went through his review letter dated September 3, 2014. Mr. Kernan stated to the board that most of his line items were granted last year. He agrees with the requested waivers the applicant asks for in their application and recommends the board to grant the waivers if they choose to do so.

Chairman Aspras open to the public.

None.

Close to the public.

Mr. Fijalkowski and Mr. Romick met with Mr. McOrnond at the site plan committee review. Everything discussed was spoken about in the applicant's testimony and recommends the waivers to be waived. A motion was made by Mr. Fijalkowski, second by Mr. Lowden to approve the bulk variances; proposing 26% where a maximum of 25% is permitted, approve the front yard setback. Grant all the waivers requested under submission requirements. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Carter 3<sup>rd</sup>

A motion was made by Mr. Fijalkowski, second by Mr. Lowden, to approve the use variance. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Mr. Lowden, Mr. Slenkamp, Mrs. Stech, Mr. Owen

- Mr. Ryder return sitting with the board and will be able to vote now.

**Resolution 2014-11: Approval of Changes to Historic Commission Guidelines:**

A motion was made by Mr. Lowden, second by Mrs. Stech to approve the Historic Commission Guidelines. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mr. Lowden, Mrs. Stech, Mr. Owen, Mr. Shirley, Mr. Romick

**Report from Zoning Officer:**

None.

**Adjournment:**

A motion was made by Mrs. Stech, second by Mr. Carter 3<sup>rd</sup>. On voice vote: Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Carter 3<sup>rd</sup>, Mr. Shirley, Mr. Romick

Respectfully Submitted,

Jessica Vernacchio