

Borough of Pitman
Combined Planning/Zoning Board
Minutes of June 18, 2018

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Weng, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Absent Members: Mr. Fijalkowski, Mrs. Kelley Mr. Lowden, Mr. Owen, Mr. Ryder

Advisors Present: Mr. MacDonald, Solicitor, Walt Madison, Historic Commission, Clark Pierpont, Zoning Officer

Approval of May 2018 Minutes:

A motion was made by Mrs. Stech and second by Mr. Franchi to approve the May 2018 minutes with two (2) corrections. On voice vote: Councilman Weng, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Madison

Application Number 2018-27: Maryann Boyles, 162 East Ave,
B-13 L-15
Painting-Porch rails, posts,
Doors & floors

- Application Number 2018-29: Stephanie Lemke, 130 6th Ave
B-19 L-8 Siding, fencing, porch railing
- Application Number 2018-30: Stephen P Smith, 51 S Broadway
B-74 L-4 Painting of columns & windows
- Application Number 2018-31: Shawn Lepley, 106 7th Ave
B-20 L-14 Painting, siding, porch and trim
- Application Number 2018-32: Josh Crompton, 104 Southeast Ave
B-14 L-1 Replacing existing side Door and front light
- Application Number 2018-33: Susan Armstrong, 171 North Ave
B-17 L-21 Painting of porch, front Door and window
- Application Number 2018-34: Ana Kocher, 165 W Jersey Ave
B-83 L-10
Paint exterior of building, 2 new Light fixtures, Sign
- Application Number 2018-35: Danijela Kracun, 29 S Oak Ave
B-4 L-14 Painting house, shutters Door & porch trim

A motion was made by Mr. Slenkamp and second by Mrs. Stech to approve all 8 submitted applications , Numbers 2018-27 and 2018-29, and 2018-30 through 2018-35.

On voice vote: Chairman Aspras, Councilman Weng, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Mr. Madison then presented **Application Number 2018-28**

Harry Yioves, 56-58 S Broadway
B-2 L-3 – “As Built”

Mr. Madison reported that the applicant did not conform to the original Application Number-2016-36, dated 9/5/2016.

Changes that were made by the applicant to the original application are as follows:

No stone on bottom of front of building, no full sills on windows, and only 2 of the 3 doors are full view. Trim on top is not painted and awnings were supposed to cover all the way across the entire front of the building instead of partial.

Solicitor MacDonald then marked Application Number 2016-36 dated 9/5/2016 (the original approval) as Municipal Exhibit 1.

Solicitor Mac Donald then asked if **Application #2018-28**, “As Built” had been originally submitted by the owner, would the Historic Preservation Committee have approved his application.

Mr. Madison reported that Zoning Officer Clark Pierpont, had Also visited 56-58 S Broadway, on June 14th 2018, with the members of the Historic Preservation Commission, and suggested that he testify as to his findings.

Mr. MacDonald swore in Clark Pierpont

Clark Pierpont reported that he was asked by the Construction Office to go out and visit this property, to review compliance with the Certificate of Appropriateness for the building.

He then reported that there were inconsistencies in reference to the original application as Mr. Madison had stated. He then stated that he spoke to the owner and offered him a couple of options. One being, changing what needed to be changed to meet the Certificate of Appropriateness, and the other would be, to apply to the Historic Preservation Commission with an “as built”, which is what the owner chose to pursue.

Mr. Pierpont then referred to Solicitor MacDonald’s question concerning **Application # 2018-28**. Would it meet the guidelines of the Historic Preservation Commission if it had been the original application? He then stated that approving the door as is, does not meet the Historic guidelines, which would have caused the application to be denied.

There were other things that he felt were wrong but he is waiting to reach out to the owner until the application is denied by the Planning/Zoning Board.

Chairman Aspras asked if the Board could approve the application if the owner agreed to some modified conditions. Mr. Pierpont answered yes, however the owner wasn’t present to agree to this, so he would not be able to enforce the modified conditions. He then suggested that the application be denied without prejudice, and allow the Historic Preservation

Commission to determine what the modifications should be and have the owner reapply.

Mr. Romick asked how long the owner had to comply and resubmit. Mr. Pierpont stated 180 days.

Mr. MacDonald then confirmed with Walt Madison that, window sills, the doors, a complete awning across the front of the building and a transom over the door would have been required for approval for Historical purposes. The application for the “as built” structure does not meet with the standards for approval with the Historic Commission and that is the reason for denial.

A motion was made by Councilman Weng and second by Mrs. Stech to deny **Application Number 2018-28** without prejudice with suggestion to resubmit. On voice vote: Chairman Aspras, Councilman Weng, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Report from Zoning Officer:

Clark Pierpont reported that 55 permits have been submitted YTD and that **Application 2018-28**, 56-58 S Broadway, had been the focus for the past two weeks. He also reported that it was found, that there was one business in town that was operating without the proper approvals but have since ceased operation.

Mrs. Stech asked if the garage on Broadway was ever finished. Mr. Pierpont reported that he has seen some activity at that location.

New Use Waiver Committee:

Chairman Aspras reported that an application was approved for 18 Pitman Ave. as a permanent cosmetic salon.

Historic Preservation Commission:

Mrs. Stech reported that she was unable to attend this month's meeting.

She then mentioned that the electronic sign at the corner of Broadway and Holly Ave. was no longer flashing however it is still in motion. She reported that there are now 2 other signs in town that are now lit and blinking in the uptown area Business District.

Councilman Weng reported that he spoke to Borough Administrator O'Donnell about the sign at the Corner of Broadway and Holly Ave., and she told him that Councilman Austin had already heard about the Board's concern and had changed the settings so that the sign would no longer flash.

Mrs. Stech said that her concern was that the lighting on the sign is still in motion and that now that there are two other signs in town that perhaps we are starting a trend.

Chairman Aspras said that the Board would look into the issue.

Economic Development Committee:

No report

Site Plan Committee:

No report

Subdivision Committee

No report

Master Plan Committee

No report

Environmental Commission:

Mr. Slenkamp reported that the Commission arranged a tour of Alcyon Woods on June 9th with the help of the Gloucester County Nature Club. Approximately 20-30 people took a tour of the Woods identifying different trees and vegetation.

On June 26th ANJEC will come in and do a presentation on land protection methods and options at 7:00pm at the Library.

Council Report:

Councilman Weng reported that there are currently 2 Grant opportunities available .

- 1) Safe Routes to School Program – Involving repaving of sidewalks, pavements and crosswalks for safety reasons. If anyone has any ideas please submit them to Councilman Weng, Chairman Aspras or Administrator O'Donnell.
- 2) Grant Funds for Community Based Non-traditional Surface Transportation Related Projects. Designed to strengthen the Cultural Esthetic and Environmental aspects of a

Community. On and off road trails for bicycles , pedestrians and all other non-motorized forms of transportation and scenic overlooks, as well as historic preservation of transportation buildings and structures. If anyone is interested please contact Councilman Weng.

Other Old/New Business

None

Mr. Romick made a motion and second by Mrs. Stech to adjourn, all in favor.

Respectfully submitted,
Connie Anderson

