

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

**Minutes of April 21, 2014**

**Call to Order:**

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

**Attendance:**

Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Carter, 3<sup>rd</sup>, Mr. Romick

Absent members: Mr. Fijalkowski, Mayor Johnson, Mr. Ryder, Mrs. Stech, Mr. Shirley

**Advisors Present:**

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

**Public Comments:**

Patricia Fortie, 407 Grandview Avenue, recently applied for a New Use Application for the downtown area and is waiting to hear if the application has been approved. Chairman Aspras said he will follow up on her application and contact her with the results.

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2014-04: Denise Fowler, 52 S. Broadway, B-2, L-11  
Sign

2014-05: Deborah J. Dunn, 135 West Ave, B-6, L-17  
Roof

A motion was made by Mr. Slenkamp, second by Mr. Carter, 3<sup>rd</sup>, to approve applications 2014-04 & 2014-05. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Owen, Mr. Carter, 3<sup>rd</sup>, Mr. Romick

**Approval of March Minutes:**

A motion was made by Mrs. Hausmann, second by Councilwoman Kelley to approval the March Minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Owen, Mr. Romick

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

**Resolution 2014-07: Bulk Variances, Edward Sheridan- 108 Clinton Avenue:**

A motion was made by Councilwoman Kelley, second by Mr. Owen to approve the Bulk Variances. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Slenkamp, Mr. Owen

A motion was made by Councilwoman Kelley, second by Mr. Lowden to approve the Site Plan Waiver. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Owen

**Update on Edward Sheridan Application- 108 Clinton Avenue:**

Mr. Kernan wanted to update the board on the grading plan received from Mr. Sheridan. Mr. Kernan stated that he has some concerns about how the property drains. The water will drain down Clinton Avenue away from Beechwood Avenue. Mr. Kernan stated that he needs more updated information to review about how the water would drain near the transmission property. He mentioned he noticed when on the Sheridan property that the transmission property does have a drain. Mr. Sheridan testified that his new addition will be nine inches higher than the transmission building. Mr. MacDonald stated that the applicant will need to have an easement between his property and the transmission property to access any maintenance on the new addition. Mr. Slenkamp questioned about the transmission property's drain and if there is record on where that drain drains to. Mr. Pierpont stated he will research their file to see if there is a record on where that drain drains to.

- Mr. Ryder came late to the meeting and will be able to vote

**Conflict Solicitor, Warren Carr acknowledgment of letter of resignation:**

Mr. MacDonald stated to the board that he received a letter from Mr. Carr stating that he is stepping down as the conflict solicitor.

A motion was made by Councilwoman Kelley, second by Mr. Lowden to accept Mr. Carr's resignation letter. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mr. Owen, Mr. Carter, 3<sup>rd</sup>, Mr. Romick

**New Use Waiver Committee:**

None

**Report from Zoning Officer:**

Mr. Pierpont gave the board his zoning report:

- 22 Zoning Permits issued year to date
- Court date for Fazio violations is on hold again. We were making some progress with Borough Solicitor on a "proposed Settlement" submitted by Fazio's Attorney and unable to meet last week prior to court. We are

scheduled to meet first week in May.

- Another new use waiver application handed out.
- 4 complaint investigations
- Worked one complaint with PPD Patrolman Carson involving sign chained to telephone pole at Speedy Gas. Issue was resolved.

**Economic Development Committee:**

Mr. Owen gave the board a report.

- Met on the 20<sup>th</sup> of February.
- Meeting was mostly on the Theater Avenue project.
- Intern will be looking into any Grants.
- Parking is still an issue that was discussed.
- EDC is going to be purchasing directional parking/business signs.
- Next meeting held is this Thursday, March 20<sup>th</sup> 7pm.

**Site Plan Committee:**

None.

**Subdivision Committee:**

None.

**Master Plan Committee:**

Mr. Ryder gave the board his report.

- Met with Mr. Kernan on Monday, March 10<sup>th</sup>.
- COAH is starting to come up again from a court ruling.

Mr. MacDonald stated that the Supreme Court gave towns till May 1<sup>st</sup> to give numbers on how many units each have. Mr. Ryder stated that the Borough has three (3) more years till the next re-examination report needs to be done and that the committee will starting looking in to it.

**Environmental Commission:**

Mr. Slenkamp gave the board his report.

- Commission met on March 6<sup>th</sup>.
- Chairman Holwitt will be submitting a budget soon.
- Harry Walker will stay until a replacement is found.

**Council Report:**

Councilwoman Kelley gave the board her report.

- Last Budget meeting will be held this Wednesday, March 19<sup>th</sup>.

**Other Business:**

None.

**Adjournment:**

A motion was made by Mrs. Stech, second by Mrs. Hausmann. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mrs. Stech, Mr. Owen, Mr. Romick.

Respectfully Submitted,

Jessica Vernacchio