

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

Minutes of March 19,2018

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Weng, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt. Mr. Owen arrived after the Historic Preservation Commission applications.

Absent Members: Mr. Wilson

Advisors Present: Mr. MacDonald, Solicitor, Tim Kernan, Engineer, Walt Madison, Historic Commission

Approval of February 2018 Minutes:

A motion was made by Mr. Lowden and second by Mrs. Stech to approve the February 2018 minutes.

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

Abstain: Mr. Fijalkowski, Mrs. Kelley, Mr. Scutt

Historic Preservation Commission:

Mr. MacDonald swore in Mr. Madison

Application Number 2018-9: Jack Mesiano, 103 East Ave., B-1 L-16
Install new, white vinyl, privacy fence
at rear of property

Application Number 2018-10: Dominic Capanna, 216 Boulevard Ave., B-36 L-3
Install steel gray vinyl siding, gray architectural
Shingles and replace front porch wood railings with
Vinyl railings

Application Number 2018-11: Withdrawn

Application Number 2018-12: Vanessa James, 91 Circle Ave., B-22 L-1
Roofing - Preapproved by Zoning Officer

Application Number 2018-13: Charles McFadden, 29 S Oak Ave., B-4 L-14
Painting – Body of house, trim and porch railing

Application Number 2018-14: Holly Zeits, 125 Fourth Ave., B-10 L-29
Painting – Fence, porch and railings
Install new storm door

A motion was made by Mrs. Kelley to approve all 5 Applications, 2018-9 & 10, and 2018-12 through 2018-14, and second by Mr. Lowden. On voice vote: Chairman Aspras, Councilman Weng, Mr.

Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Romick, Mr. Franchi, Mr. Scutt

Report from Zoning Officer:

No report

●Chairman Aspras noted that Mrs. Stech is now the Planning / Zoning Board liaison to the Historic Commission.

Mrs. Stech reported that paint color guideline is presently of concern to the Historic Commission. She asked would it be possible to explore suggesting a pallet to homeowners. Mr. MacDonald noted that there would be nothing wrong with suggesting color, however enforcement is the question. He also noted that there were no new cases that he was aware.

There was then discussion about setting color guidelines, true colors and historically accurate Victorian colors. Chairman Aspras noted that the only enforcement that he was aware of was in the case of offset colors, or several houses in a row being painted the same color. He concluded that the board would have to look into the issue.

New Use Waiver Committee:

Mr. Fijalkowski reported that the Committee had met earlier in the day on the 19th. He stated that the Committee approved the waiver for the old hair salon on Woodbury-Glassboro Rd. to be used as a restaurant. The restaurant, currently located in the basement of Sheryl's Hair Salon, on Holly Ave., will be relocated to the Woodbury-Glassboro Rd. location.

There would be no changes to the exterior of the building, however there were some suggestions made by the committee. Parking needed to be designated bumper strips and painting, fix lighting in parking area, install handicap bathroom, repair front steps and replace existing sign with the same size signage. Also, because of location on Woodbury-Glassboro Rd, it was advised that they seek County approval for ingress and egress.

Mr. Fijalkowski also noted that it was made clear to the applicant that the Committee was only approving the New Use Waiver. All other requirements must be handled through the Building Inspector and Zoning Officer.

Economic Development Committee:

Mr. Owen reported that the committee has divided into 3 groups; Promotions, Economic Restructuring and Design. He also relayed the following:

- Planters should soon appear in the downtown area.
- Amy Rudley is looking into painting certain control and signal boxes. Other communities in the state have painted them with designs instead of the silver boxes.
- The Craft Beerfest will be occurring in August at the Sony property.
- The second reading is coming up on the beer gardens in town and the designated spots would be Theater Ave., Sunset and Alcyon Park. These are the 3 current areas.
- It is possible that Newfield Bank is interested in the TD property on Woodbury Glassboro Rd.
- The Kelly Green lease is soon to expire and may be seeking another location.
- The Armory is also a topic as a new pollutant has been discovered at the site and it complicates the issues for the use of the property.

Site Plan Committee:

Mr. Fijalkowski reported that there was no activity.

Subdivision Committee:

Mrs. Kelley reported that nothing new has come to the Construction Office.

Master Plan Committee:

Mr. Ryder passed.

Environmental Commission:

Mr. Slenkamp reported:

- March is Tire Amnesty Month, and that old abandoned tires can be taken to the Harrison Township location.
- The Boroughs Tree City Application is ready.
- There is increased erosion at Alcyon Lake occurring. The Commission is looking for options to stabilize the bank of the lake. Mr. Lowden asked if there was any progress with the leaking at Glen Lake. Mr. Slenkamp stated, not that he's aware of as the costs to stabilize the leak will run into the seven figures. He also stated that they plugged Glen Lake last year, and it did work for awhile, but has now begun to fail again.

Council Report:

- Councilman Weng reported that at the February 26th meeting the Council discussed the possibility to establish Sony as a property in need of redevelopment. Council discussed the pluses and minuses and decided to ask the Mayor and Borough Solicitor to meet with the current owner and inform him that the Council is considering this option, to see if it would change his intentions regarding the property. Councilman Weng said he would update Planning and Zoning when this meeting occurs.
- March 12th the 2nd reading of Ordinance #3 was passed, correcting deeds previously filed with the County regarding the subdivision of the bank building. The lot numbers were switched in error when originally filed and the Council had to pass a resolution in order to make the correction.
- Also at the March 12th meeting, Councilman Austin presented the 2018 Borough Budget. The council is pleased to report that this budget does not increase Municipal taxes for the first time in several years.
- Council introduced and passed on 1st reading an Ordinance to permit the sale of one alcoholic beverage license for the first time ever.
- In addition the DEP notified the Borough that there was a hazardous substance discharge at the Armory of polychlorinated biphenyls (PCBS). This was noticed at a site inspection and clean up is progressing. This contamination is solid and is in the soil.

Old Business:

Mr. Owen asked Councilman Weng if the Borough had purchased the engineering study done by the potential buyer of the bank building. Councilman Weng reported that the Borough purchased the buyers engineering study to present to other potential buyers. Councilman Weng stated that he did not know the purchase price of the bank property. Mr. Owen reported that Economic Development would like to put the bank in the hands of a realtor that has a commercial background.

Mrs. Stech motioned to adjourn and was second by Mrs. Kelley. All in favor.

Respectfully Submitted
Connie Anderson

