

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

Minutes of July 18, 2016

Call to Order:

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

Attendance:

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Romick

Absent members: Mr. Fijalkowski, Mrs. Hausmann, Mr. Ryder, Mrs. Stech, Mr. Owen

*Mr. Owen came in after roll call. He will be able to vote.

Advisors Present:

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

Public Comments:

None.

Approval of June Minutes:

A motion was made by Mrs. Kelley, second by Mr. Lowden to approve the June minutes. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Romick

Abstain: Mr. Owen

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2016-23: Jennifer Daley, 198 West Ave., Block-188 Lot-28
Repair broken porch spindle Safety issue - Approved by Zoning Officer

2016-24: Maria Shaw, 102 7th Ave. Block-20 Lot-15
Porch, doors, windows, fencing

2016-25: Kelly Green Brewing Co., 154 S. Broadway Block-25 Lot-9
Mural on exterior of building

2016-26: Bella Home Interiors, 35 S. Broadway, Block-74 Lot-1
Sign

2016-27: Joshua Hitchner, 143 6th Ave., Block-18 Lot-23
Porch

2016-28: Preserve Pitman Investment Group, LLC, 47 S. Broadway Block-74 Lot-7
Sign

Mr. MacDonald swore in Michelle LaPlante, 198 Southwest Avenue, secretary for the Historic Commission. The applicant is going to use the original Stage Right sign and place it in place of the old Guillermo's sign. Her concern is that the sign needs sprucing up and seems that is not centered on the building. Ms. LaPlante also requested the applicant to remove the columns on the front of the building, but the applicant denied her request due to much money to do so.

Mrs. Kelley questioned Ms. LaPlante if Stage Right is going to be made into a wine bar and will serve French wine. Mr. Madison replied yes and it will be Heritage wine.

2016-29: Friends of the Grove, 198 Southwest Ave., Block-18 Lot-15
Fence for garden

Ms. LaPlante stated that the Friends of the Grove will be placing chicken wire to the inside of the fence to keep out the rabbits.

2016-30: Catherine Disimone, 8 Webb Ave. Block-7 Lot-30
Siding

2016-31: Ruth Ann Wood, 138 Second Ave. Block-11 Lot 20
Temporary ramp

A motion was made by Mr. Romick, second by Mrs. Slenkamp to approve Historic applications 2016-23, 24, 25, 26, 27, 28, 29, 30 & 31. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Owen, Mr. Romick

Minor Subdivision with Variances, 26 Bellevue Avenue, Block 30, Lot 11: Applicant Dan & Jen Tyler:

Mr. MacDonald swore in the applicants, Dan Tyler, 1140 Pixway Ct, Vineland NJ and Marvin Chew, 26 Bellevue Avenue, Pitman NJ. The board recognizes Mr. Marvin Chew as a professional engineer.

Mr. Chew gave the board the background of the application. His daughter and son-in-law are proposing to subdivide existing lot 11 into two (2) lots to construct a single-family dwelling in the future on the newly created lot. This newly created lot will meet all the zoning requirements under the R-1 zoning district. The existing lot 11 will not meet the zoning requirements and will require a bulk variance; however this lot 11 will conform to the surrounding properties.

Chairman Aspras asked if any board members had any questions for the applicant. He then proceeded to question if the sidewalk is completely across the lot. Mr. Chew replied yes. Mr. MacDonald questioned who is the owner of the remainder lot 11? Mr. Chew stated that it is his house and he does not plan on selling it or moving. The board members did not have any other questions. Chairman Aspras asked Mr. Kernan to go through his review letter dated June 16th.

Mr. Kernan went through his review letter. He is recommending the board to waive the following submission requirement to deem this application complete; show location and size of existing water and sewer lines on the abutting streets. Mr. Chew stated that he will be adding that to his site plan approval. Mr. Kernan began to discuss with the board the bulk requirements in his review letter and stated that only lot 11 does not conform to the lot area, lot width and side yard setbacks. Mr. Kernan questioned Mr. Chew if they plan on planting shade trees on the street line. Mr. Chew stated that they will plant two (2) shade trees behind the sidewalk in the front yard. Mr. Kernan asks the board members to review section six (6) in the review letter; he is recommending the board waive the COAH contribution fee since the Borough does not have a trust fund to deposit the funds into. Chairman Aspras stated that instead of stating that the board chooses to waive the COAH fee because there is no trust fund, but state the board chooses not to collect the fee because this was the policy in the past. Chairman Aspras questioned about the water connection. Mr. Kernan stated that the easiest way to connect is to do an open cut into the street. Chairman Aspras questioned Mr. Chew if he recalls the last time Bellevue Avenue was paved completely. Mr. Chew said not since he moved into the Borough back in 1978. Chairman Aspras expressed his concerns about an open cut for water and sewer on Borough streets; after the cut is done and patched up, it ends up settling and causing a bump in the road unless it is patched up again. He does not want it end up being the Borough repaving the road every time it needs patch work.

Open to the public.

None.

Close to the public.

Mrs. Kelley questioned, if there is any concern about this lot (lot 11) being too small for resale. Mr. Chew said he does not plan on selling his house. Chairman Aspras asked Mr. Romick to give the board an update on what was discussed at the Subcommittee meeting. Mr. Romick said the committee met last Thursday night. The newly created lot does meet the zoning requirements in the R-1 zoning district. The committee did discuss the lot 11 and how it does not conform to the R-1 zoning district. The newly created lot appears to have little or no impact on the nearby neighbors and coming here tonight to see that no one came out to speak out against it. The committee did have a discussion on the COAH fee to be collected. Chairman Aspras ask Mr. MacDonald's option on COAH. Mr. MacDonald said that it was answered already in two (2) ways on why the fee does not have to be collected; first (1st) there is no trust fund set up to place the money into; second (2nd) the fees were never collected in the past. Mr. Romick finished up by saying the committee recommends the application along with the variances to be approved tonight. A motion was made by Mr. Lowden, second by Mr. Owen to approve the

application with bulk variances for the existing lot 11 and to waive the COAH fee. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Slenkamp, Mr. Owen, Mr. Romick

Report from Zoning Officer:

Mr. Pierpont gave the board his monthly report.

- 2 POD Permit issued
- 5 complaint investigations
 - 4 letters sent 1 referred to Police Dept.
- 19 Temp Signs removed
- 13 Residents visited the Office during Wednesday hours
- Attended Historic Commission meeting

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owens gave the board his report.

- The sign that will be going on Holly Avenue and Broadway is having difficulty finding the lead for the electric.
 - Note that there was electric there at one point in time.
- Fundraising is not where they were hoping to be at to complete the pocket park.
 - Discuss whether or not to start to place something there to get the public to ask questions and help with the fundraising.
- Meeting this Thursday at 6pm; discussion on the abandoned property act.
 - Put a presentation together to bring to Borough Council.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Kernan mentioned that he saw in last month's minutes that Mr. Ryder mentioned that he was waiting on himself to complete a draft. He advised the board that a draft is completed, but needs to be cleaned up before bringing it to this board. They are looking at presenting it this fall.

Environmental Commission:

Mr. Slenkamp gave the board his report.

- Maybe getting up to three new members.

- Borough Council still needs to approve the new members first.

Council Report:

Councilman Austin gave the board his report.

- First reading was completed on the C-1 zoning changes.
- Second reading on the C-1 zoning changes should take place on Monday, July 25th.
- Borough Council passed an ordinance on the restriction the sale on dogs and/or cats.
 - Only rescued dogs and cats can be sold for adoption.
- Fire department received a grant to purchase a camera
- Money was bonded the other night to provide automatic weapons for the police department.
- Leave collection unit, small dump truck and a small generator for Lakeside pump station was repaired at the public works building.

Other Business:

Mr. Owen expressed his concern about the Borough having an obligation to collect fees from COAH and how can we show the State that our Borough Council and this board is doing so in a good faith effort. Mr. Kernan said that the Borough did discuss this over a year ago at a Borough Council meeting and was recommended the Borough not to join the State wide lawsuit.

Chairman Aspras asks if the board had any questions about the changes discussed last month on the C-1 zone changes before it goes to Borough Council for the second reading. There was a unanimous decision to recommend Borough Council to approve the second reading.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio