

# **Borough of Pitman Combined Planning/Zoning Board**

## **Pitman, New Jersey**

### **Minutes of September 18, 2017**

#### **Call to Order:**

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

#### **Attendance:**

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt , Mr. Owen (arrived at 7:10).

Absent Members: Mr. Fijalkowski, Mr. Lowden, Mr. Romick, Mr. Wilson

#### **Advisors Present:**

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

#### **Approval of August 2017 Minutes:**

A motion was made by Mrs. Kelley, second by Councilman Austin to approve the August minutes with a minor correction on page TWO (2). On voice vote: Councilman Austin, Mrs. Kelley, Mr. Owen, Mrs. Stech, Mr. Franchi, Mr. Scutt

Abstain: Chairman Aspras, Mr. Ryder, Mr. Slenkamp

#### **Application #17-571**

Applicant: Steven Gregory, 102 First Avenue, BL12 /L21&35

Minor Subdivision & Misc Bulk Variances

- Mr. Kernan presented the layout for Mr. Gregory's application
- Mr. MacDonald swore in Mr. Gregory
- Mr. Gregory concurred with Mr. Kernan's report and also agreed that it was acceptable.

Chairman Aspras noted that the Borough of Pitman is a co-applicant and asked for any comments from the Borough.

No Comments

Mr. MacDonald noted that the 4 bulk variances were issues that would be voted on by a 7 member board acting as a Zoning Board.

A motion was made by Mr. Ryder, second by Chairman Aspras to approve the 4 variances with a waiver for completeness of water and sewer. On voice vote: Chairman Aspras, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt

**Public Comments:**

None

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison.

2017-34: Steven Gregory-102 First Avenue

New roof/Siding/Color trim/Replacement windows/Storm Door

2017-35: Elizabeth Hillebrecht-115 Second Avenue

Front Porch balusters-Guard rail replacement / Back porch-remove & replace lattice

Paint color on shutters / Addition of flower pots

A motion was made by Mrs. Stech, second by Mr. Ryder to approve both applications. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Owen, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Franchi, Mr. Scutt

Chairman Aspras recognized Mrs. Higbee in reference to changes and additions that she felt should be made to the Master Plan in regards to the Historic District.

**Presentation of Master Plan Update:**

Mr. Kernan presented the recommended changes to the Master Plan.

Discussion ensued in reference to the wording of the preservation and development of Alcyon Woods, curbing & sidewalk requirements for newer developments, COAH and Affordable Housing and the Borough of Pitman's participation.

Changes to the zoning of the 4 corners at Holly Ave and Woodbury/Glassboro Rd. in reference to Wawa and parking lot, were also discussed. The following was agreed upon:

Lot 9 stays at C1

Lot 1 changes from C2 to C1

BL 18 / L1 (Pizzeria) changes to C1

**Other Business:**

Chairman Aspras recognized Mrs. O' Donnell

Mrs. O'Donnell introduced Mr. Bruce Ewing of Ewing & Associates. Mr. Ewing has agreed to draw up plans for a new lot line on BL12 Lot 21 onto Lot 22 and is looking for direction from the Planning Board to make the application for the minor subdivision.

It was decided that the property owner is to make the application for the minor subdivision and then the decision will be made as to what the Borough will pay for.

**Zoning Officer:**

No Report

**New Use Waiver:**

Absent

**Economic Development Committee:**

Have met with Rowan and students are taking the parking project and studying options.

**Site Plan Commission:**

None

**Subdivision Committee:**

None

**Master Plan Committee:**

None

**ENVIRONMENTAL COMMISSION:**

Mr. Slenkamp gave the board a report.

- Committee approved \$1,100.00 for plants at Alcyon Lake buffers
- Memorial Tree planting for Harry Walker is planned
- Working on reinstatement in Tree City USA

**Council Report:**

Councilman Austin gave the board a report.

- Parking lot is nearing completion
- Making progress on abandoned homes in the Borough and yard cleanups

**Adjournment:**

A motion was made by Mrs. Stech, second by Mr. Owen. All in favor.

Respectfully Submitted,

Connie Anderson

