

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

Minutes of April 16, 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, Mrs. Stech, Mr. Romick, Mr. Franchi

Absent Members: Mr. Owen, Mr. Slenkamp, Mr. Scutt

Advisors Present: Mr. MacDonald, Solicitor, Michelle LaPlant, Vice Chair, Historic Commission

Approval of March 2018 Minutes:

A motion was made by Mrs. Kelley and second by Mr. Ryder to approve the March 2018 minutes. On voice vote: Chairman Aspras, Councilman Weng, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mrs. Stech, Mr. Romick, Mr. Franchi

Historic Preservation Commission:

Mr. MacDonald swore in Ms. LaPlant

Application Number 2018-15: Lisa Gohr, 196 Southwest Ave, B-21 L-32
Removal of old porch roof/repair and installation
of new roof- Approved by Zoning Officer

Application Number 2018-16: Maryann Boyles, 162 East Ave, B-13 L-15
Replace 6 panel front door/install clear glass
Storm door

Application Number 2018-17: Vanessa James, 91 Circle Ave, B-22 L-1
Installation of drop box for Library Books

A motion was made by Mr. Lowden and second by Mr. Romick to approve all 3 Applications, 2018-15 through 2018-17, as long as 2018-17 does not conflict with Zoning, in reference to the property line, and second by Mr. Romick. On voice vote: Chairman Aspras, Councilman Weng, Mr. Fijalkowski, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mrs. Stech, Mr. Romick, Mr. Franchi

Report from Zoning Officer:

No report

New Use Waiver Committee:

Mr. Fijalkowski reported that there were no New Use Waiver applications, however, there has been some discussion following their last approval. The committee approved the new use of the hair salon on Woodbury Glassboro Rd, as a restaurant, but with some requirements needing to be met. These requirements, lighting and parking, would need to be based upon recommendations by an engineer. He

then reported that the Borough Construction Office, stated, that since there were no fees being collected from a site plan it would be difficult to implement.

Mr. MacDonald then said that he had been following the application and the discussion between the Construction Office and the committee, and that he felt that the Construction Office had a good point. The requirements recommended by an engineer would need escrows.

Discussion then followed about the definition, responsibilities and the differences of the New Use Waiver and the Site Plan Committee

Economic Development Committee:

No Report from Mr. Owen however Chairman Aspras reported that there is a continuation of current projects.

Site Plan Committee:

Covered

Subdivision Committee:

Mrs. Kelley reported that there is nothing new that has been brought to her attention.

Master Plan Committee:

Mr. Ryder reported that there is nothing to report.

Environmental Commission:

Mr. Slenkamp was not in attendance, however Chairman Aspras reported that the Commission is working on a letter to Borough Council, recommending the preservation of Alcyon Woods from development, through deed restriction, and by adding the woods to the Recreation and Open Space inventory.

Chairman Aspras asked Councilman Weng what his thoughts were on the topic. Councilman Weng stated that nothing had been brought before Council as of yet and that when that happens there will be a discussion among Council members.

Chairman Aspras also reported that Hazardous Waste Collection Day will be Saturday April 21st in South Harrison Township.

Council Report:

Councilman Weng reported that the two biggest issues recently tackled by Council, was the final approval of the ordinance to sell Pitman's first consumption liquor license, which passed both first and second readings; and at the most recent meeting, council passed a resolution directing the advertisement for bids for the sale of that license, with a minimum bid of \$550,000.00. He also reported that this seemed to be the going rate for initial minimum bids.

Also at the last council meeting, an amendment to a previous event ordinance that would allow non-profits the ability to have alcohol on public property during their events, was passed, this amendment passed on both 1st and 2nd readings.

Councilman Weng also reported that the house at 125 Tenth Ave, having mold issues, is scheduled to be demolished by W. Hargrove Construction in the very near future with a lien placed on the property for the demolition.

Mrs. Stech mentioned that there had been discussion in reference to the historic architecture, and if there was any chance of salvaging any of the buildings windows or woodwork. Councilman Weng relayed that the building was full of mold and rodents and that it wouldn't be safe to allow anyone to remove anything from the property.

Mrs. Kelley expressed concern about the neighbor's safety once the building was demolished, in reference to mold exposure and the rodents. Councilman Weng reported that the demolition company was aware of both of these issues concerning the property.

Michelle LaPlant, from the Historic Preservation Commission, then stated that she had someone that was interested in the windows and their historic value. She then asked would it be possible for volunteers to come in and remove the windows. Chairman Aspras stated that her question would best be presented to Borough Council. Ms. LaPlant then stated she would be bringing it to council.

New Business:

Parking Commission

Mr. Lowden reported that he and Mr. Romick had met in a preliminary meeting in reference to parking. Topics covered were, front lawn parking, on street and off street parking, and parking that blocks the sidewalks. The latter being an issue that is already an ordinance but lacks enforcement. Mr. Lowden suggested asking Council to look into having this ordinance enforced.

There was then discussion about banning and unbanning overnight parking. Councilman Weng stated that Councilwoman Rudley was forming a Parking Committee to make recommendations to council as to what they feel would be appropriate. Council plans on a public meeting for residents to come out and voice their opinions. He also stated that there is no easy solution and many different situations.

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

Respectfully submitted,
Connie Anderson