

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

Minutes of January 19, 2016

Call to Order:

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

Oath of Office administered to new and returning Board Members:

Mr. MacDonald swore the following returning board members: Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Mr. MacDonald swore in the new board member: Councilman Austin

Attendance:

Mr. Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Absent members: Mr. Dutil

Re-organization: Election of Chairman, Vice-Chairman and Secretary:

A motion was made by Mr. Lowden, second by Mrs. Stech to reappoint Mr. Aspras as Chairman, Mrs. Stech as Vice-Chair and Mrs. Hausmann as Secretary.

No other motion was made.

On voice vote: Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

Abstain: Chairman Aspras

Appointment of Solicitor:

A motion was made by Mrs. Hausmann, second by Mrs. Stech to appoint Arthur J. MacDonald as Solicitor and Warren H. Carr as the conflict Solicitor. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Appointment of Engineer:

A motion was made by Mrs. Hausmann, second by Mr. Romick to appoint J. Timothy Kernan, Maser, as Engineer. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Appointment of Planner:

A motion was made by Mrs. Kelley, second by Mrs. Stech to appoint J. Timothy Kernan, Maser, as Planner. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Appointment of Recording Secretary:

A motion was made by Mrs. Kelley, second by Mrs. Hausmann to appoint Jessica Vernacchio as recording secretary. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Establishment of Meeting Dates:

A motion was made by Mr. Ryder, second by Mr. Slenkamp to keep the meeting dates on the third Mondays of each month starting at 7pm, except for the February meeting to be changed to the third Tuesday and add January 17, 2017 for Reorganization. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Establishment of Official Paper:

A motion was made by Mr. Owen, second by Mrs. Kelley to use South Jersey Times as the official paper. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Advisors Present:

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

Public Comments:

Richard Fanslau, 412 E. Holly Avenue, had a question about his property located in the C-1 zone. Mr. Fanslau would like to rent out his property as a residential. Chairman Aspras referred him to speak with the zoning officer.

Approval of December Minutes:

A motion was made by Mr. Lowden, second by Mr. Slenkamp to approve the December minutes with two minor changes. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Resolution 2016-07: Denied Variance Application: Richard McIlvaine, 818 S. Broadway, Block 33, Lot 2: Seeking Garage Roof Height Variance:

A motion was made by Mr. Lowden, second by Mrs. Kelley to approve Resolution 2016-07. On voice vote: Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2016-01: Susan Perrone, 116 12th Ave. B-13 L-21
Paint porch trim, remove lattice, railings

2016-02: Sandra Wilde, 110 12th Ave. B-13 L-19
Fence

2016-03: Generation Properties, LLC, 20 S. Broadway B-1 L-5
Remove dangerous overhand & install siding and paint to match building

2016-04: Kelly Green Brewing, Co. 154 S. Broadway B-25 L-9
Painting, sign, light fixtures

2016-05: Salvatore Gattinelli, 64 S. Broadway, B-2 L-5
Sign, purging right side of building

2016-06: Elizabeth Holler, 119 4th Ave, B-10 L-27
Roof and siding from storm damage. Approved by zoning officer.

A motion was made by Mrs. Kelley, second by Mr. Owen to approve Historic applications 2016-01, 02, 03, 04, 05 & 06. On voice vote: Chairman Aspras, Councilman Austin, Mr. Fijalkowski, Mrs. Hausmann, Mrs. Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Discussion of EDC proposed sign:

The board members were given a copy of the proposed sign.

Mr. Fitzpatrick is representing the EDC. The committee wanted to come to Planning Board first to introduce the new LED sign. Mrs. Kelley mentioned to Mr. Fitzpatrick that the sign needs to go in front of Historic Commission. The Historic Downtown zoning does not allow twinkle or blinking lights on signage. Mr. Owen mentioned the sign does not have to move. The board members were concerned about how many lines are on the sign and the size of the lettering. Chairman Aspras asks the board members if there were any other questions and not to get involved if the EDC comes in for a variance. The board members had no other questions. Mr. Pierpont recommended that EDC speak with Borough Council before coming in front of Historic or applying for a zoning application. Councilman Austin recommended that he should come to a Borough Council work session.

Report from Zoning Officer:

Mr. Pierpont gave the board a Year End 2015 report:

- 131 zoning permits issued (up from 106 in 2014)
- Issued 4 charitable clothing collection bin permits
- Issued 4 POD permit
- Issued 2 outdoor eating facility permit with BYOB ryder

- Investigated 43 zoning complaints, Issued 11 violation letters with 3 still outstanding (up from 14 in 2014)
- Removed 21 illegal temporary signs from Borough property and or park-strips
- Attended 11 Planning/Zoning Board meetings and 5 Historic Preservation Commission meetings

Mr. Lowden asked if there were any updates on the garage from last month's meeting. Mr. Pierpont replied that Mr. McIlvaine was in the office and will submit new plans that will lower the height of the garage five (5) feet. Also, Mr. Pierpont went out to the site and the garage is within all required setbacks.

Economic Development Committee:

Mr. Owen gave the board a report:

- First meeting will be this Thursday at 7pm.
- Goal for this year is to focus on downtown area to make active again.
 - the vacant stores
 - pocket park on Theatre Avenue

New Use Waiver Committee:

Mr. Fijalkowski gave the board a report:

- Application for another nano-brewery approved
 - Located in the old Bus Sop Eatery
 - Human Village Brewing Company

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board a report:

- Mr. Kernan is now working with a new planner to help with the Master Plan
- The new information will not be ready for the February 1st meeting (canceled)
- Meeting will now be held on February 29th at 6:30 pm
 - Will have a public meeting after everything has been put together.

Environmental Commission:

Mr. Slenkamp gave the board a report:

- Commission is looking for new members
 - Shade tree and replace member, Joanne Hunter

Council Report:

Councilman Austin gave the board a report.

- 166 East Ave finally fixed the fire alarms today
- The Borough Solicitor will be looking into starting the legal procedure on the cat house in the Grove.
- First budget meeting will be tomorrow January 20th.

Other Business:

Chairman Aspras questioned the board members if anyone wants to be added or changed on the committees for this year. He will get a list together for next month's meeting.

Mr. Lowden questioned Chairman Aspras about how to access the wireless internet. He was referred to speak to the Borough Administrator.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio