

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

Minutes of July 20, 2015

Call to Order:

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

Attendance:

Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Owen, Mr. Romick, Mr. Dutil

Absent members: Mr. Fijalkowski, Mayor Johnson, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Shirley

Advisors Present:

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

Public Comments:

None.

Approval of June Minutes:

A motion was made by Mr. Romick, second by Councilwoman Kelley to approve the June minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Owen, Mr. Romick, Mr. Dutil

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2015-29: Brenda Ashton, 211 Wesley Ave., Block-36 Lot-7
Roof approved by Zoning Officer

2015-30: Alfred Stephens Salon, 16 S. Broadway, Block-1 Lot-4
Hanging Sign

2015-31: Mike Batten, 192 North Ave., Block-7 Lot-29
doors

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approve Historic applications 2015-29, 30 & 31. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Owen, Mr. Romick, Mr. Dutil

Discussion of Draft C-1 Zone Revisions:

Chairman Aspras asked, Mr. Kernan his comments on the draft changes. Mr. Kernan only questioned about section b. for not exceeding 10 units. Chairman Aspras mentioned that due to limited parking spots, 10 units seem to make sense.

Chairman Aspras went through the rest of the changes:

Section h.

- Fitness.
- Not to include boarding of pets.

Section m.

- Removed: trade or business school. – due to lack of parking spots.

Section p.

- Removed: motor vehicle parking lot

Chairman Aspras asked, Mr. Pierpont his comments on the draft changes. Mr. Pierpont stated an issue arose concerning this section of the code book. He spoke with the Borough Administrator about a side walk sale from a local business in the C-1 zoning. The way the code is written he cannot enforce the business to remove merchandise off the walk ways. The board members discussed that something should be changed in the code. Councilwoman Kelley stated that a discussion on Council's end will take place at the next work session.

Report from Zoning Officer:

None.

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owen gave the board a report.

- Meeting was last Thursday night.
- Someone contacted the Committee and is working on getting a nano brewery license from the State; once licensed they will open a store front
 - No sales by the drink; sales by the tastings

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Kernan stated to the board that he is working on putting together a draft from discussions that took place a couple of months ago.

Environmental Commission:

None.

Council Report:

Councilwoman Kelley gave the board her report.

- Borough is still cleaning up from the storm.
- County is assisting with the storm clean up.

Other Business:

Mr. Kernan gave the board an update on an application that came in front of the board early 2014. Mr. Kernan stated that he went out to inspect a final grading plan inspection and noticed that the applicant paved between the new addition and the neighboring transmission place. After, inspecting the grading, Mr. Kernan stated the new pavement is a better solution and does take the access water runoff to the neighboring street. He wanted the board to be advised that the grading plan was changed before the final inspection.

Adjournment:

A motion was made by Mrs. Hausmann, second by Councilwoman Kelley. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Owen, Mr. Romick, Mr. Dutil

Respectfully Submitted,

Jessica Vernacchio