

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

**Minutes of November 20,2017**

**Call to Order:**

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

**Attendance**

Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden, Mr. Owen, Mr. Ryder, Mr. Romick, Mr. Franchi.

Absent Members: Mr. Fijalkowski, Mr. Slenkamp, Mrs. Stech, Mr. Wilson, Mr. Scutt

**Advisors Present:**

Mr. MacDonald, Solicitor

**Approval of October 2017 Minutes:**

A motion was made by Mr. Romick, second by Councilman Austin to approve the October minutes. On voice vote: Chairman Aspras, Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

Abstain: Mrs. Kelley, Mr. Owen

**Historic Preservation Commission:**

Mr. MacDonald swore in Walt Madison

Application Number 2017-40: Lilith M. Waters, 27 West Holly Ave B-4 L-10  
Board on board fence, to match house trim

Application Number 2017-41: Eva Lin, 58 S Broadway B-2 L-3  
Awning Sign – resubmitted design

Application Number 2017-42: Phillip Rutter, 20 S Broadway B-1 L-5  
New Sign to be attached to existing sign

Application Number 2017-43: Lunetta Properties, LLC, 166 East Ave B-13 L-34  
Replacement of Stairs, Railings & Decks – Resubmitted  
Installation of new stairs from ground to 2<sup>nd</sup> floor of  
Fire escape - Spindles to conform to Historical guidelines

Application Number 2017-44: Endless Smiles Photography, 66 S Broadway B-2 L-5  
Signage – New Panel Decals, Gooseneck Lamps as a  
Requirement for lighting

Application Number 2017-45: Terrence Boyle, 219 Boulevard Ave, B-27 L-12  
Black rolled roof on front porch  
Preapproved by Zoning Officer Clark Pierpont and by the  
Historic Preservation Commission

A motion was made by Mr. Lowden and second by Mr. Ryder to approve Applications 2017-40  
through 2017-45. On voice vote: Chairman Aspras, Councilman Austin, Mrs. Kelley, Mr. Lowden,  
Mr. Ryder, Mr. Romick, Mr. Franchi  
Abstain: Mr. Owen

### **Historic Preservation Commission: Memorialization of Resolutions**

Resolution 2017-16: Sharplink Staffing, 10 Second Ave B-1 L-19

Resolution 2017-17: Eva Lin, 58 S Broadway B-2 L-3

Resolution 2017-18: Lunetta Properties, LLC, 166 East Ave B-13 L34

A motion was made by Mr. Romick and second by Mr. Lowden to approve Memorialization of  
Resolution 2017-16, 2017-17, and 2017-18, for application denials. On voice vote: Chairman Aspras,  
Councilman Austin, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

### **Memorialization of Master Plan**

Mr. MacDonald reported that at the October 16, 2017 meeting of the Planning/Zoning Board, the board  
adopted the 2017 Master Plan reexamination report and Amendments. He further explained that the  
only members of the board that could vote for Memorialization were the members present that had  
voted in favor of the reexamination.

A motion was made by Mr. Ryder and second by Mr. Romick to approve the Memorialization of the  
Master Plan. On voice vote: Chairman Aspras, Mr. Lowden, Mr. Ryder, Mr. Romick, Mr. Franchi

### **Report from Zoning Officer**

No report.

### **New Use Waiver Committee**

No report.

### **Economic Development Committee**

- Mr. Owen reported that the installation of the sign at the parking lot at the corner of Broadway and  
Holly Ave (across the street from the site of the old Methodist church), has been delayed due to illness  
of the sign maker. Once the sign maker is on his feet again the project will be completed.

- The fundraising for Theater Ave continues however infrastructure issues have been discovered and  
should be addressed within the next year.

●The topic of the bike trail from Rowan University out to Rte 55, running adjacent to Pitman was also discussed along with the rezoning of the Sony property and the opportunities that it offers.

### **Site Plan Committee**

No report

### **Subdivision Committee**

Mrs. Kelley reported that there was nothing new.

### **Master Plan Committee**

No report

Mr. Ryder asked the Solicitor, Mr. MacDonald, how would the Borough Council be made aware of the Zoning changes that were made to the Master Plan, to insure that they would not be lost.

Mr. MacDonald said that he had already communicated the changes to the Borough Solicitor and would also list them separately as they were taken directly from the report.

### **Environmental Commission**

No report

### **Council Report**

●Councilman Austin reported that the Alcohol License is still moving forward. He also reported that the area near ~~oAmbr~~ Andbro is zoned Planned Industrial, pointing out that it is approved for the manufacturing of beverages but not alcoholic, and also forbids canning. Council wants to change this description as to allow other businesses that may need those opportunities. It was agreed that the zoning is there but needs to be made less restrictive.

● A pump track for bike racing is being put in between the tennis courts at Shertel Park and the old Babe Ruth baseball field, and as it is Borough property the town council has agreed to maintain it if the funds can be raised. Mr. Owen asked if it were going to be fenced in stating that he was aware that they were looking for advertisers. Councilman Austin wasn't sure but said he would bring drawings to the next meeting. Mr. Owen also questioned why the Council would have to come before the board since it is Borough property. Mr. MacDonald explained that the Borough is no less restricted by its Zoning Ordinance than anyone else.

●Councilman Austin also reported that the Borough has accepted a bid on the Old Bank building. He also stated that it was an existing business in town and that the usage plans were within current zoning.

Mrs. Kelley made a motion to adjourn, second by Mr. Romick. All in favor.

Respectfully,

Connie Anderson

