

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

Minutes of October 19, 2015

Call to Order:

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

Attendance:

Chairman Aspras, Mr. Fijalkowski, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen, Mr. Romick, Mr. Dutil

Absent members: Mayor Johnson, Mr. Shirley

Advisors Present:

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

Public Comments:

None.

Approval of September Minutes:

A motion was made by Councilwoman Kelley, second by Mr. Lowden to approve the September minutes. On voice vote: Chairman Aspras, Mrs. Hausmann, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

Abstain: Mr. Fijalkowski

Historic Preservation Commission:

Mr. MacDonald swore in Walt Madison.

2015-41: Louis Lunetta, 166 East Ave. B-13 L-34

Repairs from storm damage - 3 Windows, Roof approved by Zoning Officer

2015-42: Borough of Pitman, 106 N. Broadway B-3 L-1

Temporary safety fence- must meet Historic Guidelines

2015-43: Vanessa James, 91 Circle Ave. B-22 L-1

Windows

2015-44: Cynthia Ventura, 162 East Ave. B-13 L-15

Roofing, Siding, Porch Railings

2015-45: Elizabeth Hillabrecht, 115 Second Ave. B-12 L-5
Windows

2015-46: Marty Miltz, 110 Second Ave. B-11 L-10
Painting

A motion was made by Mr. Lowden, second by Councilwoman Kelley to approve Historic applications 2015-41, 42, 43, 44, 45 & 46. On voice vote: Chairman Aspras, Mrs. Hausmann, Mr. Fijalkowski, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech, Mr. Owen

2015-47: Thomas B. Sees, 113 Third Ave. B-11 L-28
Non-permanent tent – Denied without prejudice: tents are not allowed.

A motion was made by Mr. Slenkamp, second by Mrs. Stech to deny without prejudice Historic application 2015-47. On voice vote:

Ayes: Chairman Aspras, Mrs. Hausmann, Mr. Fijalkowski, Councilwoman Kelley, Mr. Lowden, Mr. Ryder, Mr. Slenkamp, Mrs. Stech

Nay: Mr. Owen
8/1

Report from Zoning Officer:

Mr. Pierpont gave the board a report:

- 107 Zoning Permits issued year to date.
- Investigated 3 Zoning complaints
- Issued 1 violation notices
- 12 persons visited the Zoning office during Wednesday evening hours.
 - 2 appointments and 4 site visits.
- Attended Historic Preservation Commission meeting.

Mr. Pierpont mentioned to the board members that one of the complaints that he investigated was about a deck located on First Avenue. When he went out to the site, he noticed a structure that resembled a deck. In the window of the property, there was a construction permit for a deck. Mr. Pierpont informed the board that he did some research on the permit and discovered that back in 2012 a zoning permit was issued by the zoning officer at that time to approve for a deck. The property owner then applied and went forth to the Historic Commission and was told that decks are not permitted and it had to be a covered porch. The property owner then applied for a 3 x5 landing with stairs, which was approved. The owner waited two years and then reapplied for a deck. Since, the construction office issued the permits there will be no way to go to a court to overturn the permits. Mr. Pierpont also stated

to the board that he went in front of the Historic Commission just to explain the situation to them.

New Use Waiver Committee:

None.

Economic Development Committee:

Mr. Owen gave the board a report.

- Meeting was last Thursday night.
- Passed on to Councilman Razzo a State Act about Abandoned Properties Rehabilitation.
- New business opening up on November 1st, nano brewery.

Site Plan Committee:

None.

Subdivision Committee:

None.

Master Plan Committee:

Mr. Ryder gave the board a report.

- Will have a reexamination report by 2017.

Environmental Commission:

Mr. Slenkamp gave the board a report.

- Meeting was held earlier this month.
 - Maintenance of Alcyon Lake and Betty Park on mowing to water line or setting up a vegetation border along the lake.

Council Report:

Councilwoman Kelley gave the board a report.

- Borough Council is introducing two of the three Ordinances.
 - Amending Dog and Cat
 - Working on an ordinance for rental properties to have yearly inspections- this will be held and introduce in the future.
 - Review of the sidewalk displays of merchandise.

Other Business:

Mr. Owens questioned if anyone knows if the owner of Angels of God was cited for not cleaning up after their yard sale over the weekend. Councilwoman Kelley responded that they did not get cited. She also mentioned that they will fall under the new Ordinance about sidewalk displays. She will also take time and speak with the zoning officer about how to handle situations like this in the future.

Adjournment:

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

Respectfully Submitted,

Jessica Vernacchio