

Meeting called to order by the Chairman Mr. Bell at 7:30 pm

All saluted the flag & the Presiding Officers Statement was read.

Roll Call:

Present: Bell, Moran, Cooperhouse, Derasadourian, Teller, Waterbury, Gardella,  
Martinelly, Carroll, Siciliano  
Donato - Attorney  
Cranmer - Engineer  
Absent: Dodge

**Minutes:**

A motion was made by Mr. Moran, seconded by Mr. Teller to adopt and memorialize the minutes and the transcript of the April 21, 2010 meeting as submitted. All approved

A motion was made by Mr. Teller, seconded by Mr. Carroll to adopt and memorialize the minutes and the transcript of the April 27, 2010 meeting as submitted. All approved.

**Correspondence:**

- Disclosure Statements are due back ASAP
- Memo from Mr. Jeff Surenian re: Governors new housing policy statement  
Ms. Donato briefly explained the amendment to the Fare Housing Act (S1) which is currently stalled in the Legislation. The new proposal will eliminate the complicated formulas and the “need” and will simplify the project. For this Borough all of the unmet needs which we previously had will no longer exist. It will be a matter of for every 10 dwelling unit you can collect a development fee, and it will drastically change the entire regulatory process.  
Mr. Bell asked if this proposal is adopted would the commercial/non residential the 2 ½% will not be required? Ms. Donato said that is what she understands, there will be a development fee of 1 ½% for 10 or more residential units. She feels that Mr. Surenian has outlined the changes which are necessary, and she doesn’t know if there will be any agreements on these changes. Mr. Bell feels that we should just wait and see. Ms. Donato agreed and if you think it’s a good idea to contact your legislator

Memo from Ms. Siciliano, dated May 19, 2010, with some points that should be addressed, a copy will be forwarded to Michael Macaninch, K Hov’s attorney

Letter received from the Shrewsbury First Aid Squad with reference to the meeting with KHov and their concerns. Mr. Macaninch stated that he received.

**PB Business:**

- **Article X** revisions sent to all board members will be placed on the **June 16, 2010** for discussion. Ms. Donato feels that the uses which are permitted in each zone should be reviewed and give it a critical “eye” so that if some of the permitted uses which are now permitted came before the board. the board has 1 year to go over these, and she feels that it should be made a high priority item. Ms. Donato suggested that a committee should go over the uses and that Mr. Cranmer should get a near final Zoning Map to show where all the zones are located in the Borough.  
*Mr. Bell appointed the following members: Mr. Bell, Mr. Moran, Mrs. Siciliano, Mr. Carroll, Ms. Donato* -will try to meet 2 weeks before the next meeting.

- **Seashore Estates** Request to increase number of truck loads into the site and amend the Soil Removal Permit.  
Ave at the Common  
Bl: 70.02, Lot: 6

Mr. Bell asked the applicant, Mr. Annunziata if he was current on the property tax, which is a condition of the approval; he advised no, he will be making a payment on June 1<sup>st</sup>. Ms. Donato said that there is also an issue that Mr. Annunziata is not being represented by counsel tonight, and she would like to discuss this with Mr. Barger since they are an LLC and need representation. The Developers Agreement also required that the taxes remain current. Mr. Cranmer said that the taxes are behind approximately 5 quarters. Ms. Donato indicated that she will contact Seashore Estates after her discussion with Mr. Barger. Mrs. Siciliano asked how many truck loads were approved? Mr. Cranmer said 70, and they have been cleaning the streets and meeting all of the requirements that were set forth in the approval. Mr. Moran would like to know how many additional trucks they are looking to increase. Mr. Cranmer stated that he will require the applicant to make a written request and indicate how many more trucks he will be on site.

- **Monmouth County Library:** new digital sign  
999 Broad St.  
Bl: 64.01, Lot 32

Ms. Donato said that the application for a new sign has been referred to the Planning Board under Section 31, Capital Project Review provision. Whether it's a capital improvement or not there is an obligation on the part of the governmental agencies to accommodate local concerns, and she feels that the board should not hear this tonight, and have the applicant appear in June to present a courtesy review. Mr. Bell asked if we can give them our comments after the review? Ms. Donato said that they have to come but they don't have to listen. The courts have stated that there should be consideration of the legitimate local concerns. Mr. Bell asked that a letter be sent to the applicant and he asked board members to look at the application since it is different than anything that has come before the board before.

A motion was made by Ms. Waterbury, seconded by Mr. Teller to open the meeting to the public for items not before the board. All approved.

Mrs. Minervini, Patterson Ave, asked where Seashore Estates is located. Mr. Bell explained where the property is located on Ave at the Commons.

A motion was made by Ms. Waterbury, seconded by Mr. Teller to close the meeting to the public. All approved.

Mrs. Siciliano asked questions with respect to the approved Fair Share Housing Plan, which was approved. Copies will be distributed to board members for the next meeting.

**New Business:**

**M/M David Koch**  
477 Sycamore Ave  
Bl: 30, Lot: 7

**Certificate of Appropriateness**

Mr. Teller and Mr. Bell disclosed that they have personal dealings with the Koch's and neither have any problem with hearing this application.

Mrs. Debra Koch & Mr. Dave Koch, 477 Sycamore Ave, stated that they are before the board for a Certificate of Appropriateness for a new front porch.

Following were marked into evidence:

**A-1 - A-3:** 3 photos of existing photos

**A-4:** Sketch of with proposed stone & bricks to be used

Mrs. Koch stated that they are not proposing to use wood but rather use brick for the risers and steps, and a blue stone surface (presented samples to the board). They are proposing 6 concrete footings (3' below ground) currently there are 4 footings they are adding 2 more for support.

Mrs. Koch stated that they will be replacing both the steps and decking and the columns will stay. The decking will be concrete with blue stone. She explained that the foundation is currently painted brick, and the risers will match both the foundation and the walkway. The foundation will not be seen from the street due to the shrubs if it would be she would spend the additional money and use brick. The brick steps will match the side door.

A motion was made by Mr. Moran, seconded by Mr. Teller to open the meeting to the public. All approved.

There were no comments/questions

A motion was made by Mr. Teller, seconded by Mr. Moran to close the meeting to the public. All approved.

All board members agreed that the proposed porch will add to the historic charm of the home.

A motion was made by Ms. Waterbury, seconded by Mr. Moran to approve a Certificate of Appropriateness to M/M Dave Koch for a new front porch as shown in A-4:

- 2 brick front steps
- blue stone treads
- blue stone landing
- cement facing which will be painted grey

Roll Call:

Affirmative: Bell, Moran, Cooperhouse, Derasadourian, Teller, Waterbury, Gardella, Martinelly, Carroll

Negative: none

**Unfinished Business:**

1 **K Hovnanian Shore Acquisitions:**

*owner: D/Three*  
445 Shrewsbury Ave  
Bl: 2 Lots: 1 & 3

**Subdivision**

**Preliminary/Final Site Plan**

Date Recd: 8/07/09  
Deemed Comp: 12/16/09  
Decision Date: 5/30/10

Mr. Michael Macaninch, Esq. represented the applicant.

**See attached Transcript which will be made part of this file and attached to these minutes**

Mr. Bell announced that this application will be carried to the **June 16, 2010 without further notice.**

A motion was made by Mr. Cooperhouse, seconded Mr. Moran to adjourn the meeting at 10:27 pm. All approved.