

Remote Meeting...

Meeting called to order by Chairman Martinelly @ 7:30 pm

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

Mr. Kennedy expanded on the opening statement due to COVID19 – re: links to meeting in newspapers and Agenda.

Oath of Office:

Gilmartin – 12/2021 – Mayor rep
Cherbini – Borough Official

Roll Call:

Present: Martinelly, Hemel, Gilmartin, Cherbini, Carroll, Doran-Eulner, Walter-Reger,
Barnett, Colella, Poling
Attorney: Kennedy
Engineer: Cranmer
Absent: Daly

Minutes:

A motion was made by Ms. Doran-Eulner, seconded by Mr. Carroll to adopt the minutes, of the March 3, 2021 meeting as submitted. All approved.

Correspondence: none

Unfinished Business:

Amendments to the Storm Water Management

Mr. Cranmer took over the discussion of the proposed changes recommended by the DEP & the Definition changes to lot coverage within the Borough. These changes were forwarded to the Land Use Board for review which are now mandated by the DEP.

Mr. Cranmer described in detail the changes using his exhibit NJDEP GIS Data Viewer and his Impervious Lot Coverage Comparison (which were given to board members). If the board agrees to these changes a recommendation has to be sent to Mayor & Council for the changes to be adopted. Mr. Cranmer explained that the new definitions will limit the amount of coverages throughout the Borough.

Mr. Cranmer explained that currently only the pool areas are included and none of the unroofed areas are. Mr. Cranmer reviewed the Coverage Chart with the board, the following are excluded this will increase the maximum percentage of coverage but it be applied to a pool.

Most of Shrewsbury is 20% and with a 25% - 30% for the smaller lots, the R1 Zone will increase from 20% - 25%. Exclusions will now be included in the coverages.

- Patios
- Basketball courts
- Fire pits
- Decks

Mr. Cranmer feels that this change to increase the percentages will be consistent with what currently exists and he feels that this is what the DEP is looking for, and will reduce the number of variances that will have to be applied for. The changes are consistent with surrounding towns.

After a brief discussion it was agreed that the proposed changes should be forwarded to Council for adoption.

Mr. Cranmer advised these new changes will apply at the time of the adoption of the Ordinance. Mr. Cherbini advised that the adoption should be ready for the next Council meeting.

A motion was made by Ms. Walter-Reger, seconded by Mr. Carroll to send a letter to Mayor & Council advising that the Land Use Board has no objections & endorses the proposed changes as discussion and explained by Mr. Cranmer.

Roll Call:

Affirmative: Martinelly, Carroll, Gilmartin, Walter-Reger, Cherbini, Barnett, Colella, Hemel, Poling,

Negative: None

New Business:

M/M B Nelson:

1 Sunnybank Drive

Bl: , Lot; 2

Bulk variances new garage

Mr. Kennedy announced that he received notice to carry the Nelson application without further notice to the May 5, 2021 meeting @ 7:30 pm

A motion was made by Mr. Carroll, seconded by Ms. Poling to grant the request to carry the Nelson application to May 5, 2021 @ 7:30 pm without further notice. All approved.

M/M S McCormack:
131 Dorchester Way
Bl; 69.04, Lot: 9

Bulk Variances
for a new front porch

Mr. Kennedy asked if there were any concerns the notices that were sent out, there were none.

Mr. Kennedy marked the following into evidence:

- A-1: Development Application
- A-2: Zoning Permit, 3/10/21
- A-3: Cranmer Engineering Worksheet
- A-4: Survey –Shark River Land Surveying 10/8/19
- A-5: photos of subject property
- A-6: Aerial
- A-7; Photos of surrounding homes

Mr. Kennedy advised that he reviewed service and finds it in order.

Mr. David Cranmer, Engineer was sworn.

Mr & Ms. Steven McCormack were both sworn. They are the owners of 131 Dorchester for the last 1 ½ yr & his family reside in the s/f/h.

Mr. McCormack testified that they are seeking approval to remove all the stucco off their home and add a 5' deep wrap around porch to the front and side of their home. He feels this will give him home more curb appeal and functionality especially when they want to sit outside and watch their children. The porch will be made of trex & azak.

Mr. Cranmer described the 3 variances needed:

- Front yard setback 50' required 47.6 proposed
- Lot coverage 20% allowed 21.6% proposed
- Building coverage 10% allowed, 14.6% proposed

Mr. Cranmer described the inside radius and the location of the home, and it is less of an impact on the other homes in the neighborhood.

A-9: Architectual Elevations, 3/23/21 marked into evidence

Mr. Joshua Barnett, Architect, gave his educational and professional background and was accepted as an expert witness. He also stated that he is a board member on the Land Use Board, but he did design this project. He testified that during the construction of the porch they will be removing the stucco since it is deteriorating and falling off.

Mr. Cranmer stated that the variances are reasonable, and the impact is muted by the design.

Ms. Martinelly asked if there were any questions from the board. There were none. All board members agreed that this is a beautiful and will be a welcome addition to the neighborhood.

A motion was made by Mr. Carroll, seconded by Ms. Poling to open the meeting to the public. All approved.

No calls/comments

A motion was made by Ms. Walter-Reger, seconded by Mr. Carroll to close the meeting to the public. All approved

Mr. Kennedy read conditions into the record if the board approves the application:

- Compliance with all promises made.
- Compliance with the Affordable Housing
- Compliance with the Construction Codes
- Compliance with Storm Water Remediation
- 24 months to complete the project

Approval:

A motion was made by Ms. Walter-Reger, seconded by Mr. Colella to approve the application of M/M S McCormack, 131 Dorchester Way., for the construction of a new front porch creating 3 variances with conditions, as read into the record.

Roll Call:

Affirmative: Martinelly, Carroll, Gilmartin, Walter-Reger, Cherbini, Hemel, Colella,
Poling

Negative: None

Adoption of Resolution:

A motion was made by Ms. Walter-Reger, seconded by Mr. Carroll to adopt & memorialize the resolution of approval to M/M S McCormack, 131 Dorchester Way Bl: 69.04, Lot: 9 with conditions as read into the record, with conditions:

Roll Call:

Affirmative: Martinelly, Carroll, Gilmartin, Walter-Reger, Cherbini, Colella, Hemel
Poling

Negative: None

A motion was made by Ms. Walter-Reger, seconded by Mr. Colella to adjourn the meeting at 8:21 pm. All approved.