

**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:** Colella - 2023

Roll Call:

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

**Oath of Office:**

Colella – ‘23

**Minutes:**

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

**Correspondence:** none

**Election of Secretary 2021:**

A motion was made by Ms. Martinelly, seconded by Mr. Carroll nominating Ms. Dena Walter-Reger as Secretary to the Land Use Board for 2021, with no other Nominations.

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Barnett, Colella, Hemel, Poling  
Negative: none

**Electronic Format Submission Requirement:**

**Adoption of Resolution**

A motion was made by Mr. Carroll, seconded by Mr. Daly to adopt & memorialize, the **“Resolution Modifying Land Use Board Policy as to Require the Submission of Application Documents/Plans in an Electronic Format”**

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Walter-Reger, Barnett, Colella,  
Hemel, Poling  
Negative: none

**Unfinished Business:** none

**New Business:**

**M/M R Savard:**  
**472 Sycamore Ave**  
**Bl; 61, Lot: 8**

**Bulk Variance side yard**  
**for 10' x 16' shed**

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, 11/10/2020

A-3: Survey – Mid State Engineering 11/1/19

A-4: Survey – Mid State with sketch of shed location

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

Mr. Savard needs to notice 3 utilities, Comm Cast, Two River Reclamation & JCPL. He agreed to send out.

Mr. David Cranmer, Engineer was sworn.

Mr. Ryan Savard was sworn. He is the owner of 472 Sycamore Ave for the last 4 years and he & his family reside in the s/f/h. He explained that he currently has a shed on the property with a less than 5' setback and it is falling apart. He would like to replace it with a larger 10' x 16' shed in the same location creating 10' setback where 30' is required. He will not have any utilities in the shed. He needs to keep the shed in this location due to the gate that allows access into the back yard where the kids play. He just recently was approved for a pool in his yard and the shed is in the best location for his property. Mr. Daly agrees and he likes the layout of the pool with the shed.

Ms. Martinelly asked if there were any questions from the board. There were none.

**Approval:**

A motion was made by Mr. Carroll, seconded by Mr. Daly to approve the application of M/M R Savard, 474 Sycamore Ave., for a 20' setback where 30' is required, with conditions.

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Walter-Reger, Barnett, Colella, Hemel,  
Poling

Negative: None

**Mr. Kennedy read a resolution of approval into the record:**

**Adoption of Resolution:**

A motion was made by Ms. Walter-Reger, seconded by Mr. Daly to adopt & Memorialize the resolution of approval to M/M R Savard as read into the record, with conditions:

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Walter-Reger, Barnett, Colella, Hemel  
Poling

Negative: None

**M/M T Pillari**

50 Park Ave

Bl: 55, Lot: 1

Bulk variances for front & rear yard set backs  
2<sup>nd</sup> floor & new garage

Mr. Cranmer was sworn as Engineer

Mr. Kennedy asked if there were any concerns on the service, there were none, he further explained that the "link" for the meeting are on the website and in the notice.

Mr. Kennedy marked the following exhibits:

A-1: Standard Development Application –

A-2: Elevation/Floor Plan, prepared by Catherine Franco Architect

A-3: Series of Photos taken by the applicant

A-4: Survey – Morgan Engineering 1/7/20

A-5: Zoning Permit – denial application 2/2/21

Mr. Kennedy advised that he has reviewed the service and finds it to be adequate and the Board has jurisdiction to hear this matter.

Mr. Tristan Pillari, 50 Park Ave was sworn. He testified that has owned the s/f/h for 3 years. He feels that they are now ready for a larger home and would like to stay in Shrewsbury to raise their family.

Mr. Pillari explained that the home was built in 1903 and it will not meet their needs, it is

Approximately 1,300 sq. ft. with 3 bedrooms, 1 ½ bathrooms, the addition will give them approximately 2,900 sq ft, which will give them a larger kitchen, 4 bedrooms, an office and new laundry room, pantry, basement and a new Master bedroom, bathroom on the 2<sup>nd</sup> floor.

Mr. Pillari explained that he owns half of the “paper street Hawthorne Dr and that gravel area will be removed and grassed which will bring his impervious coverage below the allowable 20%.

Mr. Pillari stated that the old garage in the rear will be demolished and a new garage will be on the right side of the house, along with the driveway to an existing curb cut.

Mr. Cranmer stated that this is a very unique piece of property which was created due to the vacated street.

Mr. Cranmer explained the variances being requested:

- Front yard set back 35’ required, which reduces to 33.5’ at the corner of Park Ave
- Rear Yard set back 35’ required, 15’ exist and 31.9’ is proposed, which is the result of the removal of the existing garage, which will improve the property
- No issues on impervious coverage with the removal of the gravel area, well below the allowable amount, which will be converted to a grassed area

Mr. Pillari testified that there will be new landscaping and will be maintained in the new grass area.

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

No one in attendance

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

Mr. Cranmer advised that he is in receipt of a new Grading Plan, and will be reviewing it.

Mr. Kennedy read the conditions into the record if the application is approved:

- Existing garage to be removed.
- COAH fee if subject to
- Gravel area to be removed, grassed and maintained
- All permits to be applied for

**Approval:**

A motion was made by Mr. Daly, seconded by Mr. Colella to approve the application of M/M Tristan Pillari, 50 Park Ave for a second- floor addition, new garage with variances & conditions as read into the record:

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Walter-Reger, Barnett, Colella, Hemel, Poling,  
Daly

Negative: None

Mr. Kennedy read a resolution of approval into the record with conditions.

**Resolution:**

A motion was made by Ms. Walter-Reger, seconded by Mr. Carroll to adopt & memorialize the resolution of approval to M/M T Pillari, 50 Park Ave for a 2<sup>nd</sup> story addition & garage with conditions.

Roll Call:

Affirmative: Martinelly, Carroll, Doran-Eulner, Walter-Reger, Barnett, Colella, Hemel, Poling,  
Daly

Negative: none

**Storm Water Management Chap 94 – Updates:**

Mr. Cranmer explained the reasoning for these updates to the StormWater Management Ordinance:

- Referral from Mayor & Council – Chapter 94 Amendments
- Storm Water Management Permit/NJ DEP Tier A – obligated to maintain Storm Water Management/Pollution Control Ordinance
- Ordinance has to be modified to make it more stringent, which are mandated by NJDEP
- 95% of the changes already exist
- The NJDEP can audit and can penalize the Borough
- Training & Certifications need to be secured
- Problem areas need to be amended (page 4, Appendix “B”)
- Lot coverages need to be modified which will help to control variances.
- Unroofed structures, patios & walkway are not included
- Eliminate exclusions & increase overages
- Surrounding towns have coverages up to 30% which would be consistent with our proposals
- Page 4 new definition that “all impervious coverage will count” except decks, only if the are 20% of the floor area of the first floor.
- Storm Water Management – mitigation would be on larger and more substantial improvements off +10,000 sq. ft
- Ordinance has be introduced and now forwarded to the Land Use Board, Land Use Board will refer it back to Mayor Council, which will be consistent with the Master Plan

After a discussion between the board members and Mr. Cranmer, it was decided that they would like an extension to respond to the Amendment changes. Mr. Kennedy advised that he will put a memo together and request the 35 day review time, and have the new standards ready for the March 21, 2021 date.

Mr. Cranmer advised that the new standards will be in effect starting March 3, 2021 and applications will be reviewed under the new standards.

Mr. Kennedy advised he will prepare a letter to Mayor Council and send off as soon as tomorrow or before their next meeting.

Mr. Kennedy gave an update on the Martelli application, that no decision has been made on the part of Mr. Martelli. He did grant an extension of time until **June 2021.**

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

No audience

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

A motion was made by Mr. Carroll, ,seconded by Mr. Colella to adjourn the meeting at 9:00 pm  
All approved.