

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

All saluted the flag & the Presiding Officers Statement was read

Roll Call:

President: Waterbury, Martinelly, Burden, Collins, Teller, Carroll, Moran, McDonald
Attorney: Ms. Higgins
Engineer: Cranmer
Absent: Derasadourian, Eddy, Betesh

Minutes:

A motion was made by Mr. Carroll, seconded by Mr. Teller to adopt the October 14, 2014 meeting minutes as submitted. All approved.

Correspondence:

Toll Bros, Ave at the Commons: E-mail received from Mr. Bruno requesting that the application Commons be carried to the December 17, 2014 without further notice, this request is pending the hearing at Council on November 17, 2014 on the Ordinance amendment.

Ms. Waterbury stated that she has made a request that if the Ordinance is approved, she has asked Ms. Donato to find out if the applicant needs to return to the Planning Board, but if the Ordinance is not passed the applicant will be back before the Planning Board.

A motion was made by Mr. Moran, seconded by Mr. Collins to carry the application of Toll Bros, Ave at the Commons, with reference to the impervious coverage to the December 17, 2014 without further notice.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Carroll, Moran, McDonald

Negative: None

Ms. Waterbury indicated that there was no audience in attendance tonight.

Ms. Martinelly asked Mr. Cranmer who will be paying for and inspecting the patios as each one is approved? Mr. Cranmer indicated that they will be reviewed through a Zoning Permit for compliance to the amended Ordinance, if a grading plan is needed then a review & inspection from the Engineer would be needed. Each application would need the approval from the H.O.A. If there is a question of compliance then the Code Enforcement would have to ability to make an inspection, which is the procedure for any Zoning Permit that is submitted.

Planning Board Business:

Combination Planning Board & Zoning Board application

A motion was made by Mr. Burden, seconded by Mr. Teller to carry this item to December 17, 2014 meeting. All approved.

Introduction of Draft Master Plan:

Ms. Donato advised Ms. Higgins that the service was in order and found to be in order, And the public hearing & introduction can proceed.

Mr. Cranmer gave a summary of the major elements of the Master Plan. All board members were given a copy of the Draft Master Plan.

Mr. Cranmer stated that the last full Master Plan review was done in 1991 when the Borough looked much different than today. There were a number changes and amendments to that 1991 Master Plan:

- **Storm Water Management Plan Element** – 2004 which is mandated by the E.P.A. Phase II Storm Water Regulations
- **Fair Share Housing Plan Element** – 2004, in response to the Builders Remedy Law suits, which was reviewed and acceptable by the Court and built into our Master Plan at that point.
- **2012 - Sustainability Element** to Master Plan – directed by the Environment Commission – receiving a Bronze Certification by ANJAC as a sustainable community
- **Draft Zoning Map – reviewed**

Mr. Cranmer explained that when the governing body adopts an Ordinance one of the things that they have to make a determination if it is consistent with the Master Plan. If there is a finding that the proposed Ordinance is not consistent with the Master Plan, there has to be a statement as to why there is change being made to zoning which is not supported by the Master Plan.

Mr. Cranmer stated that currently Shrewsbury is approximately 60% commercial & 40% residential, where the positive side is that the residents do not have to support a strong portion of the tax base, it is supported by the commercial ratables, but the down side is when there is an economic down turn which we saw in 2008. Coupled with the closure of Fort Monmouth we found the town with an abundance of vacant office space once occupied by contractors that support the government operations where some of the larger land owners were granted tax abatements and the municipality suffered, where the tax rate went up on the residential side due to the loss of the value of the commercial ratables.

Mr. Cranmer pointed out that the committee tried to diversify the land use and the uses that would be permitted in the commercial zone to protect the Borough from that happening. It was the committee's goal to see if they could diversify some of the permitted land uses and make it easier for developers that are interested in redeveloping parcels for something that would be stronger, i.e.: restaurants should be permitted at appropriate locations, in appropriate zones in the Borough, they have always been prohibited even though we have a number in town they have all gone to Zoning Board for a use variance for the tight control. We are not setting that Ordinance today or creating an Ordinance that would permit that use, but we are setting the "stage" in the Master Plan for the governing body to show that the Planning Board thought this through and they believe that restaurants should be permitted in the B1 zone at an appropriate location, and we are now going to edit that Zoning Standard and permit restaurants i.e. in the B1 zone on properties that front an arterial roadway or each area could be identified by block and lot. That is just an example of the thought process that went into the Master Plan process.

Mr. Cranmer explained the following

- **Historic Element** that was added to the Master Plan
- **Sustainability Element** that was prepared by the Environmental Commission, which they received a grant to help offset the costs
- **Complete Streets Policy** – gives the guidelines for improvements on any Borough Street, and this will help in securing grant money in the future
- **Review of the Draft Zoning Map**
 - . B1 zone has been proposed as the Village Commercial Zone to help create a "down town" area with decorative lights and paver sidewalks
 - . elimination of driveways between White St and north to reflect a village center
 - . Newman Springs Road, Haddon Ave have been marked for redevelopment

Ms. Waterbury said that it was a natural fit to try and modify to what has occurred in the town, and to try and clean up some of the areas to be more user friendly even though they would have to go through the process.

Mr. Cranmer gave a brief over view of the possibility of indoor sports facility, which Mr. Carroll & Ms. Derasadourian did some research work through the Recreation Commission for the foreseeable future.

Ms. Waterbury pointed out that discussions took place on the eliminations of driveway cuts along Broad Street from White Street south. Down the line there will be discussions on Ordinances that will improvements to create the visions that the Master Plan presents.

Ms. Waterbury stated that the committee also looked at the LIR-88 which is currently Light Industrial, and currently retail goes on in the zone, so when Ordinances are consider they must look at the uses in the LIR-88 & LIR-60 to include and recognize that retail is currently in those zones.

Ms. Waterbury explained to the board that the Shadowbrook Restaurant has been located in the R-2 and they felt that it would not be appropriate to change the uses in the zone.

Board members commended the Master Plan Committee for their hard work over the last 18 months. Mr. Burden stated that all agencies throughout the Borough had input and suggestions on this document.

Mr. Burden announced that the Borough will be receiving a reward at the League of Municipalities for the Sustainability Element. Both he and Ms. Gwydir will receive the award on behalf of the Borough.

Ms. Waterbury announced - no public was in attendance.

A motion was made by Mr. Collins, seconded by Mr. Moran to adopt the Draft Master Plan as presented by.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Carroll, Moran, McDonald

Negative: None

Resolution 12/17/2014.....

Ms. Waterbury announced – no public in attendance

New Business:

Presbyterian Church:
Sycamore Ave
Bl: 60, Lot: 2

(carry 12/17/2014)

Certificate of Appropriateness
renovations to steeple

A motion was made by Mr. Carroll, seconded by Mr. Teller to carry the Presbyterian Church – adoption of resolution to 12/17/2014.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Carroll, Moran, McDonald

Negative: None

A motion was made by Mr. Teller, seconded by Ms. Martinelly to adjourn the meeting at 830pm. All approved.