

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

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

Roll Call:

Present: Waterbury, Martinelly, Burden, Collins, Teller, Eddy, Betesh, McDonald
Attorney: not in attendance
Engineer: not in attendance
Absent: Derasadourian, Carroll, Moran

Minutes:

A motion was made by Mr. Teller, seconded by Mr. Collins to approve the minutes of the August 20, 2014 meeting minutes as submitted. All approved.

Correspondence: none

PB Business:

Combination application for the Planning/Zoning Boards will be placed on the **10/15/2014** meeting for further discussion.

A motion was made by Mr. Burden, seconded by Ms. Martinelly to open the meeting to the public for any items not on tonight's agenda. All approved.

No comments/questions

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

Unfinished Business:

Toll Bros NJ IV, LLP

The Enclave

140 Ave at the Commons

Bl: 70.02, Lot: 6

Adoption of Resolution

amended subdivision

elimination of 4' fence

Resolution to be carried to the 10/15/2014 for adoption.

Toll Bros NJ IV, LLP

The Enclave

140 Ave at the Commons

Bl: 70.02, Lot: 6

Continuation of Hearing

amended subdivision

impervious coverage – patio

Mr. Bruno requested that this application be carried to the 10/15/2014 meeting without further notice.

Ms. Waterbury explained that the applicant did appear before Mayor & Counsel meeting on 9/15/2014 for the request of an amendment to the Ordinance with reference to the patios. After a discussion and explanation there will be a proposed Ordinance Amendment drafted. The amendment will not change the definition but if you have a lot that does not allow the homeowner to have a patio, the amendment will allow a 300 sq. ft. maximum patio constructed of pervious material. This change will allow everyone to have a 300 sq. ft. patio. The amendment will be presented at the next Council meeting, which is prior to the Planning Board meeting, which will be listed on the agenda for discussion & consideration, we would then provide any comments back to Counsel. The applicant will most likely carry this application because if the amended Ordinance passes they would be before the Planning Board for an amendment, if it doesn't they would need variances. The Planning Board will not take any action until the amendment is concluded.

A motion was made by Mr. Burden, seconded by Mr. Collins to carry the application of Toll Bros, The Enclave, with reference to the impervious coverage, without further notice to the October 15, 2014 meeting.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Betesh, McDonald

Negative: None.

New Business:

Friends of the Quaker Church:

Broad & Sycamore Ave

Bl: 40, Lot: 1

Certificate of Appropriateness

various improvements

Mr. Gordon Clark, Clerk of the Buildings & Grounds Committee, represents the Shrewsbury Friends.

Mr. Clark explained that they are in a constant restoration of the Church since 2002, and this particular phase will be for 2 parts, which they received grant money from the County. They hope to start the siding project this fall and finish in the spring.

Mr. Clark presented a list of all the future projects to avoid returning to the board with each individual projects, marked into evidence as A-1 by the Chairman.

1. siding: repair & replace existing cedar shakes & flashing where they are deteriorating.
2. Water table: install a cedar water table or drip edge at the bottom of the lowest course of shakes to match the original design (1816 vintage), the originals were removed around 1980.
3. Repair and/or replace windows and doors on the mechanical room & on the northwest corner of the building.
A fire in 1968 destroyed a portion of the building, and a door & windows were replaced
4. Window shutters, repair or replace the original shutters and hardware & return to their original locations (vintage 1816). Shutters were removed from the building around 1995 since they were falling apart. They were able to save & store the shutters that were not damaged. They will be constructing replicas of the original shutters.
5. Flagstone sidewalks, raise, repair & replace where needed on the 2 Sycamore Ave side entrance walks & rear parking lot entrance, in kind replacement
6. Parking lot & driveway to be re-gravel in kind

All repairs to be done “in-kind”

Mr. Clark stated that the “immediate” project will be the shingles. The shingles on the front of the building, except for the bottom 2 rows, are all original from 1816, made from mine cedar from South Jersey. The cedar was mined out of the swamps, the cedar was preserved and cut into shingles. Buildings in Philadelphia were covered with the same shingles. These shingles due to the spacing between the rings was very tight and they lasted a very long time, they will not get that kind of life from the new shingle, but they will match what is currently there.

Mr. Clark presented an original shingle which is only 32” long, the newer shingles were wider @ 24”, and they are currently leaking, so the new shingles will go along the bottom 2-3 rows, with lathing back and shingles that are the proper 32”. Mr. Clark showed the board how the water table or drip edge works and forces the water away from the building.

Mr. Eddy arrived 7:51 pm

Mr. Burden asked if they will be ADA compliant? Mr. Clark advised that they are exempt because they are a Church. Ms. Waterbury explained that they are not changing more than 50% of site, which would “kick” those requirements onto the site.

Mr. Clark indicted that they have done some compliance to the ADA with the ramp and bathrooms, but some of the improvements would do major damage to the building.

Mr. Burden suggested that the board support these improvements, due to the funding and availability as they get the money, let them do the prioritization and not the board. Board members agreed.

Ms. Waterbury feels that the only difficult “in kind” replacement would be the windows, the remaining items are basically restoring or repairing. Mr. Clark pointed out that the current windows which were replaced are not double paned, but they would like to replace them with an insulated window. Ms. Waterbury feels as long as it looks the same as the current window.

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

No comments/questions

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

A motion was made by Mr. Burden, seconded by Mr. Teller to approve the application of the Friends of the Quaker for various improvements with the following condition that the changes are done in similar size, materials and appearance, as exhibit A-1, dated September 14, 2014 which will be attached to the resolution.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Betesh, McDonald

Negative: None

Resolution 10/15/2014.....

M/M L LoBaugh:

917 Broad St.

Bl: 60, Lot: 37

Certificate of Appropriateness

siding

Mr. Lawrence LoBaugh, 917 Broad St advised that they are seeking a Certificate of Appropriateness to put new siding made of 6” clapboard pine siding, which will be painted white on their historic home. They currently have the same type of siding on their home.

Mr. LoBaugh advised that they are not replacing windows, but they will be fixing the trim at this time, with in like replacement, the eyebrow windows will remain, Yankee gutters will remain, only the siding needs to be replaced.

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

No comments/questions

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

Board members had no comments/questions for the applicant.

A motion was made by Mr. Betesh, seconded by Ms. Martinelly to approve the application of M/M L LoBaugh for a Certificate of Appropriateness for new siding as requested.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Eddy, Betesh, McDonald

Negative: None

Resolution 10/15/2014.....

A motion was made by Mr. Burden, seconded by Mr. Betesh for the Board Secretary to advise the Construction Dept that a Certificate of Appropriateness was granted to M/M L LoBaugh for siding on their historic home.

Roll Call:

Affirmative: Waterbury, Martinelly, Burden, Collins, Teller, Eddy, Betesh, McDonald

Negative: None

A motion was made by Mr. Teller, seconded by Ms. Martinelly to adjourn the meeting at 8:15pm. All approved.