

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: April 26, 2010

Planners Jessica Buck, Robert Fisher, Russell Palmer,
Present: George Smith, Keith Wills

Others Mike Lee, Dave Lipinski, Bernard Ilkanoff,
Present: Michael Jacobs, Amie Jacobs, Ken Williams,
 Jon Myers, Rich Colton

Chairman Fisher convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:30 p.m. in the Municipal Building, 35 W. Railroad Ave.

APPROVAL OF MINUTES

R. Palmer moved to approve the minutes of the February 22, 2010 regular meeting. J. Buck seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Michael D. & Amie D. Jacobs - Variance #2010-2 - to reduce the rear setback to allow a patio at 7 Hazelnut Court.

K. Wills excused himself, since he lives within 300 ft. of 7 Hazelnut Court.

Bernard Ilkanoff presented the application for a variance requesting to reduce the rear setback by 10 feet. The property is unique because the house is located on a corner lot and has 2 front yards. They would like to build an upscale stone and concrete patio.

G. Smith questioned the exact distance the patio will be from the property line. Ken Williams, Stonewall Landscape, stated that the distance from the property line is 16 feet.

K. Wills, 15 Tree Hollow Dr., stated that he doesn't have a problem with the deck. He feels it will be an improvement to the neighborhood.

R. Palmer made the motion to recommend approval of Variance #2010-2 with the condition that the patio will be no closer than 16 feet from the property line. J. Buck seconded the motion. The motion carried with all in favor.

Millard A. McCleary - Final Subdivision Plan for the property located at 25A Plank Rd.

Jon Myers presented the plan to subdivide the existing farmhouse from the remaining 6.3 acre tract. There are no plans to develop the 6.3 acres at this time. It will still be used for agricultural purposes at this time.

The Planners reviewed the comments from the Staff Review Meeting. The majority of the comments have been addressed. The statement of ownership will need to be signed, dated and notarized, the Planning Module needs to be submitted, all outstanding fees must be paid, and the UPI numbers still need to be assigned. Dave Lipinski stated that the pins need to get set and verified before the plan is finalized. G. Smith questioned whether there are any drainage issues coming from Plank Road, and if a storm water basin will be required on the larger tract of land. M. Lee stated that they will need to submit a subdivision and land development plan when the time comes to develop the 6.3 acre tract.

K. Will made the motion to recommend approval of the Subdivision Plan contingent upon the pins being set, submission of the planning module, payment of all fees, and the UPI numbers. G. Smith seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

K. Wills made the motion to adjourn the meeting at 8:07 p.m.
G. Smith seconded the motion. The motion carried with all in
favor.

Prepared By

Doreen Smith

NEXT MEETING: May 24, 2010