

**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: January 22, 2007

Planners Jessica Buck, Robert Fisher, George Smith,  
Present: Bill Stumbo

Others Mike Lee, Jim Spearman, Gayle Spearman  
Present:

Chairman Stumbo 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

G. Smith moved to approve the minutes of the November 27, 2006 regular meeting. R. Fisher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

**James & Gayle Spearman** - Special Exception #2007-1 - to allow a non-conforming use at 21 South Hill Street.

R. Fisher excused himself because he lives within 300 ft. of the property and has concerns.

Jim Spearman presented the application to allow a furniture finishing business at the former Grim's Glass location on South Hill Street. The property originally was used for manufacturing by the AMP Corp. in the 50's. It was later used as a machine shop until Grim's glass took over in the 80's. They are proposing to use the building in the back for most of the work. The furniture will be delivered to the building already assembled and will be stained and finished at this location. All of the finishes are applied by hand and there will be no spraying. The types of chemicals they use are stains, shellac, polyurethane and bees wax. All chemicals are in one gallon containers and there will be approximately 150 gallons kept on site. They

are proposing to install an exhaust fan with a filter system

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to trap the dust caused by the sanding. They would like to add a loading dock to make it easier to load and unload the furniture into boxed trucks. Mr. Spearman will take the truck home with him at night if he has an early morning delivery, so as not to disturb the neighbors. They may have a smokeless wood furnace installed in the future, but he needs to do further research on the furnaces. They would like to put a showroom in the front building where Grim's Glass had their office and showroom.

They are a small business and only sell to wholesalers now, but maybe in the future they would like to do some retail selling. They want to remain small so they can continue to finish all their furniture by hand, since this is their main selling feature. There are 4 employees and the hours they work are generally Monday through Friday from 7:30 AM to 4:00 PM. They sometimes work on Saturday, but are closed on Sunday. There is an apartment upstairs that may be rented to employees or family members only.

G. Smith questioned what types of chemicals will be used and how will they be disposed of. Mr. Spearman stated most of the chemicals go on the furniture and the empty cans are crushed and put in garbage bags. They usually have 2 bags per week. B. Stumbo questioned how the chemicals will be stored. Mr. Spearman stated that they are kept in gallon containers in cabinets. B. Stumbo also questioned if there is adequate parking and if the property will be cleaned up. Mr. Spearman stated that they will have to check into the required number of parking spaces. They are planning to clean up the landscaping, and would also like to fix the front of the building to give it a more country appearance. The Planners have concerns regarding the amount of noise the exhaust fan may cause, and they are also concerned that the wood furnace may not be entirely smokeless.

Mike Lee stated that there will need to be upgrades to meet the current safety codes. All of the equipment will need to meet the codes and the noise ordinance. The parking requirements will need to be addressed if there are to be retail sales at the site.

Robert Fisher, 120 West Forrest Ave., is concerned with the vapors when the doors are open. He also does not like the idea of customers coming to the site, because of the increase in traffic. He has concerns regarding the apartment being used as a rental. He would like to see

adequate screening, since the property is an eyesore now.

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He also has concerns regarding the outdoor storage of wood or anything else. He lives next to the Daycare, and things that were promised at the Zoning Hearing have not happened. The Daycare has turned into a nuisance and an eyesore, and he is concerned the same thing could happen again.

B. Stumbo made the motion to recommend approval of Special Exception #2007-1 with the conditions that the hours of operation being 7-5 are adhered to, the exhaust fans must meet the noise ordinance and take care of the vapors and dust, the wood burning furnace does not emit smoke, parking will need to meet all requirements, and adequate screening must be provided, especially along the loading dock. G. Smith seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Prepared By

Doreen Smith

NEXT MEETING: February 26, 2007