

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: May 23, 2005

Planners Jessica Buck, Robert Fisher, Michael Smelgus,
Present: George Smith

Others Mike Lee, Rich Colton, Keith Beck
Present:

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

APPROVAL OF MINUTES

G. Smith moved to approve the minutes of the April 25, 2005 regular meeting. R. Fisher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Stephen C. Belle/ Ann Isenberg - Special Exception
2005-3 - to allow an antique shop at 18/20 South Main Street.

Richard Colton and Mrs. Isenberg's Son presented the application to allow an antique shop on the first floor and an apartment on the second floor. They will be selling fine collectibles and bronze statues only, and Mrs. Isenberg will live in the upstairs apartment on a part time basis.

The Planners reviewed the standards for a special exception. M. Smelgus questioned whether there will be any sales out of the garage, to which the answer was no. J. Buck and G. Smith are concerned about parking, but there are no requirements in the Village District.

R. Fisher made the motion to recommend approval of Special Exception # 2005-3 to allow an antique shop on the first floor and an apartment on the second floor with the condition that only the owner or an employee be allowed to occupy the apartment and there will be no retail use of the garage. G. Smith seconded the

motion. The motion carried with all in favor.

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Keith Beck - Discuss possible subdivision at 211 West Forrest Avenue.

Keith Beck stated that he would like to subdivide the property at 211 West Forrest Avenue. The front portion of the property is zoned Residential and the back portion is zoned Residential Agricultural. He would like to subdivide the back portion and access these lots with a private drive or access street.

The Planners stated that the Borough will not allow a private drive and an access street is used as a secondary means of access only. Mike Lee stated that because of the narrowness of the front lot there may be problems meeting setbacks. They may need to tear down the existing structures to make it more feasible.

The Planners suggested that Mr. Beck seek professional advice to see if subdividing the property is feasible.

Douglas A. Miller - Subdivision Plan for property on West Railroad Avenue.

R. Fisher made the motion to deny the subdivision plan. 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 8:15 p.m.

Prepared By

Doreen Smith

NEXT MEETING: JUNE 27, 2005