

Council President Cooperhouse called the meeting to order at 7:30 PM. Council President Cooperhouse read the Presiding Officer's Statement. Present were Council Members Cooperhouse, Burden, Hotaling and Menapace. Absent were Mayor Siciliano, and Council Members McGuire and Murphy. Also present were Borough Administrator Thomas Seaman and Borough Attorney Martin Barger.

**Salute to Flag**

Council President Cooperhouse led the Salute to the Flag.

**RESOLUTION #2008-127 (Executive Session)**

Council President Cooperhouse read Resolution #2008-127 to enter into executive session.

**Reconvene Public Meeting**

Council President Cooperhouse reconvened the regular meeting at 8:00 PM. Council President Cooperhouse again read the Presiding Officer's Statement. Present were Council Members Cooperhouse, Burden, Hotaling and Menapace. Absent were Mayor Siciliano, and Council Members McGuire and Murphy. Also present were Borough Administrator Thomas Seaman and Borough Attorney Martin Barger.

**Approval of Minutes of November 3, 2008**

A motion was made by Councilman Burden, seconded by Councilman Menapace to approve the meeting minutes of November 3, 2008. The motion was approved by Roll Call Vote with all members present voting yes, except for Council President Cooperhouse who abstained.

**Presentation of Certificate of Appreciation**

Council President Cooperhouse read a proclamation for Councilwoman Marlene Hotaling expressing the Council's appreciation of the years expended by Councilwoman Hotaling for her service as a Councilwoman as well as her many years of service as a Municipal Clerk and Registrar.

**Presentation by Borough Engineer – Amendment to the Master Plan**

The Borough Engineer, David Cranmer, P.E., summarized the meaning of the Housing Element and Fair Share Plan and briefly explained the Borough's COAH obligation. Mr. Cranmer pointed out that the Master Plan was adopted by the Shrewsbury Planning Board on December 10, 2008 along with the Housing Element and Fair Share Plan. The Council will be endorsing the Housing Element and Fair Share Plan tonight, by Resolution; but the adoption of the Master Plan is solely a Planning Board Function.

Councilman Cooperhouse noted letters from Planning Board dated December 12, 2008 concerning the Planning Board's actions; adoption of the Housing Element and Fair Share Plan, Amendment to the Master Plan and Ordinances 924, 925 and 926.

**ORDINANCE NO. 924: SECOND READING/PUBLIC HEARING/ADOPTION –  
Amending Chapter 94 by Adding a New Zone, AH-MF-8 Affordable Housing Multi-Family  
Overlay Zone District**

**Open Hearing to the Public**

A motion was made by Councilman Cooperhouse, seconded by Councilwoman Hotaling to open the meeting to the public to discuss Ordinance No. 924. The motion was approved by Roll Call Vote with all members present voting yes.

Ms. Roberta Minervini, 185 Paterson Avenue expressed concerns that there is presently a 50 foot buffer on her property and she wants it to remain.

Mr. Jeff Amorelli, 165 Paterson Avenue questioned what kind of a buffer would be constructed between his house and the railroad tracks.

Mr. Cranmer advised that he did not know, there was not current application for anything in that area. He also informed that an environmental study of the area had been done as well.

Mr. Amorelli was concerned about how this change would affect his property values.

Mr. Cranmer responded that as far as anyone can see it is not detrimental to his property.

Carol Clark, 203 Garden Road said she thought he brought up some good points and his idea about putting up a wall should be something for consideration.

**Close Hearing to the Public**

A motion was made by Councilman Cooperhouse, seconded by Councilman Burden to close the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

**Adopt**

A motion was made by Councilman Menapace, seconded by Councilman Burden to adopt Ordinance No. 924, AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF SHREWSBURY BY AMENDING CHAPTER 94 BY ADDING A NEW ZONE, AH-MF-8 AFFORDABLE HOUSING MULTI-FAMILY OVERLAY ZONE DISTRICT. The motion was approved by Roll Call Vote with all members present voting yes.

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**ORDINANCE NO. 925: SECOND READING/PUBLIC HEARING/ADOPTION –  
Amending Chapter 94 by Adding a New Zone, B-3, Business Service Zone**

**Open Hearing to the Public**

A motion was made by Councilman Menapace, seconded by Councilman Burden to open the meeting to the public to discuss Ordinance No. 925. The motion was approved by Roll Call Vote with all members present voting yes.

Ms. Roberta Minervini, 185 Paterson Avenue asked what parcel this ordinance includes.

Borough Engineer, Dave Cranmer informed her that this Ordinance covers the area fronting on Shrewsbury Avenue from Shrewsbury Manor to the Luke Oil station on the corner of Newman Springs Road and Shrewsbury Avenue.

**Close Hearing to the Public**

A motion was made by Councilwoman Hotaling, seconded by Councilman Burden to close the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

**Adopt**

A motion was made by Councilman Menapace, seconded by Councilman Burden to adopt Ordinance No. 925, AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF SHREWSBURY BY AMENDING CHAPTER 94 BY ADDING A NEW ZONE, B-3, BUSINESS SERVICE ZONE. The motion was approved by Roll Call Vote with all members present voting yes.

**ORDINANCE NO. 926: SECOND READING/PUBLIC HEARING/ADOPTION –  
Amending Chapter 94.11.1 to Establish Mandatory Affordable Housing Fees for  
Development and Establishment of an Affordable Housing Trust Fund**

**Open/Close Hearing to the Public**

A motion was made by Councilman Burden, seconded by Councilman Menapace to open the meeting to the public to discuss Ordinance No. 926. The motion was approved by Roll Call Vote with all members present voting yes. Seeing no one to speak, a motion was made by Councilman Burden, seconded by Councilman Menapace to close the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

**Adopt**

A motion was made by Councilman Burden, seconded by Councilman Menapace to adopt Ordinance No. 926, AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF SHREWSBURY BY AMENDING CHAPTER 94.11.1 TO ESTABLISH MANDATORY AFFORDABLE HOUSING FEES FOR DEVELOPMENT AND ESTABLISHMENT OF AN AFFORDABLE HOUSING TRUST FUND. The motion was approved by Roll Call Vote with all members present voting yes.

**ORDINANCE NO. 927: SECOND READING/PUBLIC HEARING/ADOPTION –  
Authorizing the Borough of Shrewsbury to Purchase the Development Rights and Public  
Access Easement for the real property known and designated as Block 28, Lot 45, Qualifier  
Q on the Shrewsbury Borough Tax Map**

Councilman Burden explained that the monies used for this purchase came exclusively from the Green Acres Grant and the Borough's Open Space Trust Fund.

**Open/Close Hearing to the Public**

A motion was made by Councilman Menapace, seconded by Councilman Burden to open the meeting to the public to discuss Ordinance No. 927. The motion was approved by Roll Call Vote with all members present voting yes. Seeing no one to speak, a motion was made by Councilman Menapace, seconded by Councilman Burden to close the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

**Adopt**

A motion was made by Councilman Burden, seconded by Councilwoman Hotaling to adopt Ordinance No. 927, AN ORDINANCE AUTHORIZING THE BOROUGH OF SHREWSBURY TO PURCHASE THE DEVELOPMENT RIGHTS AND PUBLIC ACCESS EASEMENT FOR THE REAL PROPERTY KNOWN AND DESIGNATED AS BLOCK 28, LOT 45, QUALIFIER Q ON THE SHREWSBURY BOROUGH TAX MAP. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-128 (Resolution of the Borough Council Endorsing the Borough's Amended Housing Element and Fair Share Plan)**

A motion was made by Councilwoman Hotaling, seconded by Councilman Menapace to approve Resolution #2008-128 endorsing the Borough's amended Housing Element and Fair Share Plan. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-129 (Refund of Business Surety Bond – Shrewsbury Cards & Gifts)**

A motion was made by Councilwoman Hotaling, seconded by Councilman Menapace to approve Resolution #2008-129 refunding the Business Surety Bond to Shrewsbury Cards and Gifts. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-130 (Appointing the Qualified Purchasing Agent for the Borough of Shrewsbury)**

A motion was made by Councilwoman Hotaling, seconded by Councilman Burden to approve Resolution #2008-130 appointing the qualified purchasing agent for the Borough. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-131 (Supporting Efforts in Monmouth County Establishing a Scenic Byway) [Historic District on Sycamore Ave is Designated a Scenic By Way]**

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A motion was made by Councilwoman Hotaling, seconded by Councilman Burden to approve Resolution #2008-131 to support efforts in Monmouth County establishing a scenic byway on Sycamore Avenue. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-132 (Appropriation Transfer No. 3)**

A motion was made by Councilman Burden, seconded by Councilman Menapace to approve Resolution #2008-132 authorizing Appropriation Transfer No. 3. The motion was approved by Roll Call Vote with all members present voting yes.

**RESOLUTION #2008-133 (Hire Part-Time Fill-In Dispatcher, Brian Stolowski)**

A motion was made by Councilman Menapace, seconded by Councilman Burden to approve Resolution #2008-133 hiring Brian Stolowski at a part-time fill-in Dispatcher. The motion was approved by Roll Call Vote with all members present voting yes.

**Raffle Applications #2008-11 & 12 for Red Bank Boosters @ Shadowbrook on 1/29/09**

A motion was made by Councilman Burden, seconded by Councilman Menapace to approve Raffle Applications #2008-11 and #2008-12 for Red Bank Regional Booster Club at the Shadowbrook on January 29, 2009. The motion was approved by Roll Call Vote with all members present voting yes.

**Administrator's Report**

Administrator Seaman reported that the Meadow Drive work should be completed this week.

Administrator Seaman also reported concerning the West End Avenue and Sickles Place project, it is not underway pending the New Jersey Natural Gas main replacement.

Administrator Seaman also pointed out that the Council has received a letter from the Central Jersey Council of Governments concerning solid waste collection and questioned whether the Council wants to receive a feasibility study at no cost. He will contact the company for further information.

Administrator Seaman also reported on behalf of Councilman Murphy that the budget work sheets are being distributed to all departments and the budget meetings will begin in January.

**Reports of Council**

**Councilwoman Hotaling** noted that Karen Lloyd was awarded the Distinguished Silver Civilian Award by the PBA. It is the highest award that they offer.

**Councilman Burden** noted that the Environmental Club at the Borough school has been very active. They collected over 700 batteries in one month. He also noted that the Shade Tree Committee met and they will be planting 14 new trees.

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**Councilman Menapace** reported that he attended a MEL-JIF seminar for elected officials at Wall Township. He noted that this is a shared service that works and the Borough has been in the JIF since it began. Based on his attendance, \$250.00 was credited towards the Borough's premium.

**Councilman Cooperhouse** reported that the Shrewsbury Police Department has switched to 12 hour shifts on a trial basis. It has been successful and both sides want to continue through December 31, 2009. *A motion was made by Councilman Burden, seconded by Councilman Menapace to authorize the memorandum of agreement between the Borough of Shrewsbury and the PBA extending the 12 hour shift time to December 31, 2009 and authorizing Councilman Cooperhouse to sign. The motion was approved by Roll Call Vote with all members present voting yes.*

### **Correspondence**

Councilman Cooperhouse noted correspondence from New Jersey American Water concerning their new rates and from the State Department of Environmental Protection identifying January as Radon Awareness Month.

### **Mayor's Report**

Mayor Siciliano was absent.

### **Open Meeting to the Public**

A motion was made by Councilman Menapace, seconded by Councilman Burden to open the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

Kirt Dodd, 123 Garden Road asked about the MOM line. He asked if it is still being considered and is the Borough going to try and stop it from coming here. He also noted his displeasure in how long various jobs are taking and the traffic tie-ups being caused. He felt that the Mayor should have recused herself, when it was decided that her street was going to be fixed.

Council President Cooperhouse explained that the Mayor does not vote so she could not recuse herself.

Mr. Dodd questioned the difference between a resident's cracked sidewalk, and having to fix it themselves, and a project.

Mr. Cranmer explained why West End Avenue became a project and only existing sidewalks will be fixed because of the dangerous state they are in and most of it due to the drainage situation in that area.

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Carol Clark, 203 Garden Road noted that the sidewalks on West End Avenue have been broken for years and what is fair for one is fair for all. Ms. Clark also noted that the hole on White Street was only just filled with concrete and why it wasn't done sooner when people knew the hole was there. She also questioned why the Borough was still arguing with the County over the White Street Bridge and it has now been over two years, when we all know the bridge belongs to Shrewsbury. She said Shrewsbury should have fixed it and then billed the County, so the children in Shrewsbury could be kept safe. She again asked why is it taking so long to have it done.

Councilman Cooperhouse said we are not fighting with the County. We and the County agreed to have them do the work on that culvert.

Mrs. Hotaling added that we had to wait for approval from the DEP on the permits before the work could begin.

Councilman Cooperhouse noted that Ms. Clark had repeated these same questions many times and we have given the same answers.

Ms. Clark again noted the sidewalks on West End Avenue have been broken for a long time.

Councilman Menapace noted that DPW Foreman, Frank Clark goes around town all the time and is very thorough and if by chance he does not see something himself, and he is notified, the problem is usually solved in a timely manner.

Ms. Roberta Minervini, 185 Paterson Avenue wanted to know what environmental test boring were done on the property within the 50 foot buffer zone of her property and if she could see a report on that.

Mr. Cranmer pointed out that it is private property and there is no public record available in the Borough of what has been done. He suggested that she contact the property owner if she has any questions.

Jeff Amorelli, 165 Paterson Avenue asked how the Borough can pass an Ordinance on a property with a possibility of runoff and that there are no results of site tests.

Mr. Cranmer pointed out that if the property is developed the developer will be responsible to control runoff or anything else in accordance with Municipal and State Standards.

A discussion ensued regarding the possible or future development of the area around Patterson and Shrewsbury Avenues. It was noted there was only a concept plan on file in the Borough Offices, which can be made available to the public at any time.

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Ms. Roberta Minervini, 185 Paterson Avenue noted that Paterson Avenue traffic is very fast between the railroad and Shrewsbury Avenue and it is dangerous. She said at night it is very dark around that area and you cannot see pedestrians.

**Close Meeting to the Public**

A motion was made by Councilman Cooperhouse, seconded by Councilman Burden to close the meeting to the public. The motion was approved by Roll Call Vote with all members present voting yes.

**Payment of Bills**

A motion was made by Councilman Menapace, seconded by Councilman Burden to authorize payment of all bills as submitted by the Chief Financial Officer. The motion was approved by Roll Call Vote with all members present voting yes.

**ADJOURNMENT**

A motion to adjourn at 9:35 PM was made by Councilman Burden, seconded by Councilman Menapace and approved by Roll Call Vote with all members present voting yes.

Attest: \_\_\_\_\_  
Lynn A. Spillane, CMC – Municipal Clerk

Approve: \_\_\_\_\_  
Terel Cooperhouse, Council President