

Meeting called to order by the Chairman Mr. Bell at 7:30 pm

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

Roll Call:

Present: Bell, Moran, Cooperhouse, Teller, Waterbury, Gardella, Carroll, Siciliano  
Cranmer (Engineer)  
Gorman (Attorney)  
Jedziniak (COAH Attorney)  
Absent: Dodge, DiBello, Martinelly

Mr. Bell made a statement as to how the meeting will proceed. He explained that when the meeting opened to the public, any questions should be general in nature and specific to any applications before the board, this is the general open meeting section. The application that is before the board tonight, the applicant will present their application, witnesses, at the end of every witness's testimony or 10:00 pm, the public will be given the opportunity to ask questions specific of that witness and the testimony that they presented. It will not be a time for general comments. If it is testimony on traffic then you will ask questions with regard to traffic. You will be given an opportunity to ask questions after every expert witness has testified. He explained that this application is complex and it will be extended over several meetings it will not be concluded tonight. There will be time allotted at the end of each meeting on the testimony that was given and if there is additional testimony the public will be given additional time to ask any additional questions.

**Minutes:**

A motion was made by Mr. Carroll, seconded by Mr. Teller to adopt the minutes of the July 15, 2009 special meeting as amended. All approved

**Correspondence:** none

**PB Business:** none

A motion was made by Mr. Teller, seconded by Mr. Moran to open the meeting to the public for any general questions on items not before the board. All approved

Mr. Michael Wicklund, 119 Birch Drive, asked if the board could basically explain the Boroughs Master Plan, not specific to the application before the board.

Mrs. Siciliano stated that the Master Plan was amended 12/2008, but she is not sure what the question was. Mr. Bell explained that the Master Plan is on record, and asked what specifically was he looking for? Mr. Wicklund said in terms of number of residences, building & zoning. In regards to any applicant coming before the board looking to add as many residences that might come before the board and how that would be handled.

Mr. Cranmer gave an overview of the Master Plan which is planned under the Municipal Land Use Law which spells out the way the Borough or Municipalities are to be developed, with the reexamination of the Master Plan every 6 years. He feels what Mr. Wicklund is looking for is more in the line to the Zoning Ordinances which specifies the densities and the acreage per lot etc., which are located in Chapter 94 of the Borough Codes, which are on record.

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

**Unfinished Business:**

**M/M William Dodge:**

Bl: 28 , Lot: 25

**Adoption of Resolution**

C.O.A. (fence, patio, fireplace)

A motion was made by Mr. Teller, seconded by Mr. Moran to adopt & memorialize the resolution for a Certificate of Appropriateness to M/M William Dodge as submitted.

Roll Call:

Affirmative: Bell, Moran, Teller, Gardella

Negative: None

**M/M David Koch:**

Bl: 30, Lot: 7

**Adoption of Resolution**

C.O.A. for new siding

A motion was made by Mr. Moran, seconded by Mr. Teller to adopt & memorialize the resolution of approval for a Certificate of Appropriateness to M/M David Koch as submitted.

Roll Call:

Affirmative: Moran, Teller, Gardella

Negative: None

**New Business:**

**K Hovnanian Shorr Acquisitions:**

Owners: *DThree*

445 Shrewsbury Ave

Bl: Lot:

Completeness/Subdivision  
Preliminary & Final Site Plan Approval

See attached Transcript which will be made part of this file and attached to these minutes

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

Mr. Bell announced that this matter will be carried to the **September 16, 2009**.

Mr. Kurland announced that new notices will be served to surrounding property owners.

A motion was made by Mr. Teller, seconded Mr. Moran to adjourn the meeting at 10:50 pm. All approved.