

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



Chm. Barbara Plum (07)
Vice-Chm. Carl Bolz (07)
Sec'y James Foruna (07)
MEMBERS *Salvatore C. Fazzino (09)*
Andrew Rak (07)
Cynthia Jablonski (09)
Les A. Adams, Jr. (09)
ALTERNATES *Deborah Kleckowski (07)*
Sebastian Scalora (07)
Ronald Borelli (09)
Ex-Officio Mayor Sebastian N. Giuliano
Ex-Officio Asst. Dir. P.W. Robert Dobmeier
Staff William Warner, Director
ZEO Bruce Driska

**FEBRUARY 22, 2006
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.**

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

- 1. PLEDGE OF ALLEGIANCE AND ROLL TAKING**
- 2. DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA WHICH ARE NOT, WILL NOT BE, OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 3. PUBLIC HEARINGS (when scheduled)**
- 4. OLD BUSINESS**
 - 4.1 Request for release of the cash bond for the Crystal Lake Estates Subdivision located off Millbrook Road. Applicant/agent CMC Development, LLC/Robert J. Babjak, President & Managing Member S2002-
 - 4.2 Request for reduction of the cash bonds for Phase 1B of the Country Hill Subdivision located off East Street. Applicant/agent Ravenswood Homes/Richard N. Fiske, Vice President S2001-15
 - 4.3 Request for release of the cash bond for the Donitta Griffith Subdivision located between Ballfall Road and Olympus Parkway. Applicant/agent Anthony DeLucia S2001-17
 - 4.4 Request for reduction of the cash bonds for Phases 1 and 2 of the Knoll Ridge Acres Subdivision located off Brookview Lane and Congdon Street. Applicant/agent CAS Construction Company, Inc./William Coons, Vice President S2001-7
 - 4.5 Request for modification to the Special Exception approval for Luther Ridge, 606 Congdon Street West to convert a former office building into six (6) condominium units. Applicant/agent Atty. Michael Dowley SE85-10
- 5. NEW BUSINESS**
 - 5.1 Discussion regarding Stone Post Gardens, 1185 Randolph Road.
 - 5.2 Proposed Zoning Code text amendment to modify Section 44.08.43(D)(9) and (10) Active Adult Housing. Proponent P&Z Comm. Z2006-1
 - 5.3 Proposed Site Plan Review for an expansion of the Middlesex Hospital Hospital Emergency Department, Phases 1 and 2, to include location of the helipad within the 100 year flood plain. Applicant/agent Middlesex Hospital/The S/L/A/M Collaborative SE2005-15
- 6. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
 - 6.1 Minutes of 1/11/06 Regular Meeting
 - 6.2 Cell tower
 - 6.3 Pistol Creek
- 7. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 8. DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 9. ADJOURNMENT**

ALTERNATES: R. Borelli, D. Kleckowski, S. Scalora

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk's Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.