

**Chair**  
**Vice-Chair**  
**MEMBERS**  
**ALTERNATES**  
**Ex-Officio**  
**Ex-Officio**  
**Staff**

**Stephen P. Blair (02)**  
**Stephen Gudenowski (02)**  
**Chris Fortuna (02)**  
**George Lapadula (02)**  
**Andrew Tsak (02)**  
**William Wilson (02)**  
**John Pieper (02)**  
**Carl Bolz (02)**  
**John Voli (02)**  
**Stephen Shapiro (02)**  
**Mayer Dominique Thornton**  
**Dir. P.H. Salvatore Fazzino**  
**William Warner, Director**

DECEMBER 11, 2002  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.

**THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE**

1. **ROLL TAKING**
- 1a. **ELECTION OF OFFICERS**
2. **DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
- 2b. **PUBLIC HEARING (see attached legal notice)**
3. **OLD BUSINESS**
  - 3.1 Requests for release of the cash bonds for the following Sections in The Meadows at Riverbend Subdivision: 1) Section 3, Phase 4 (Lots 199-208 Moss Glen); 2) Section 4, Phase 1B (Lots 214-240 Rolling Green); 3) Section 4, Phase 2A (Lots 265-285 Greenview Terrace); 4) Section 4, Phase 2B (Lots 251-264 and 286-299 Greenview Terrace); 5) Section 4, Phase 3A (Lots 300-305 and 340-345 Eagle Hollow); 6) Section 4, Phase 3B (Lots 306-314 and 331-339 Eagle Hollow; and 7) Section 4, Phase 3C (Lots 315-330 Eagle Hollow). Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S93-3, S95-6
  - 3.2 Request for Final Approval of Crystal Lake Estates located off Millbrook Road. Applicant/agent Richard D. Carella, Esq. S2002-7
  - 3.3 Proposed thirty-two (32) lot resubdivision with a Special Exception for a cluster subdivision of the property of John Zisk located off Laurel Grove Road between Rockfall Road, Scenic View Drive and Harvard Court to be known as Laurel Farms. Applicant/agent LePage Homes, Inc./O'Brien Associates, Inc. S2002-15
4. **NEW BUSINESS**
  - 4.1 Proposed two (2) lot resubdivision of the property of Mylchreest Realty LLC located at 980 South Main Street just south of the Randolph Road intersection. Applicant/ agent Mylchreest Realty LLC/David B. Mylchreest S97-1
  - 4.2 Proposed fifteen (15) lot resubdivision with a Special Exception for a large lot environmentally sensitive subdivision of the property of Howard and Noreene Carlson located on the south side of Kelsey Street across from the Paterson Drive intersection to be known as Clearview Estates. Applicant/agent Howard and Noreene Carlson/Christopher Bell S2002-
  - 4.3 Proposed Special Exception for 180 multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known as Nohl Crest III. Applicant/agent Landmark Development Group, LLC/Glenn Russo, Manager SE2002-7
  - 4.4 Proposed Zoning Code text amendment to add Section 44.08.12A Drive-through businesses. Applicant/agent Committee concerning people with disabilities/Dowley & Associates Z2002-7
  - 4.5 Proposed amendment to the Zoning Code and the Subdivision Regulations to institute a nine (9) month moratorium on residential subdivisions. Proponent P&Z Comm. Z2002-
5. **MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS**
  - 5.1 Minutes of 10/23/02 Regular meeting (not available)
  - 5.2 Minutes of 11/13/02 Regular meeting (not available)
  - 5.3 ZEO Report
6. **DISCUSSION WITH PUBLIC CONCERNING TOPICS WHICH ARE NOT SCHEDULED TO BE OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING**
7. **ADJOURNMENT**

**ALTERNATES: J. Voli, C. Bolz, S. Shapiro**