

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 12, 2000, 7:00 P.M. PAGE 1 OF 5

Chm. Carl Bolz, Comm. William A. Holley III, Comm. Corrine Dorsey (7:10), Comm. James Fortuna, Comm. David Roane, Comm. George Lapadula, Comm. John Voli, Comm. Richard Thompson

COMMISSION MEMBERS PRESENT

Comm. Barbara Plum, Mayor Domenique S. Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION MEMBERS ABSENT

William Warner, Director of Planning, Wayne T. Bell, Zoning Enforcement Officer, Tom Nigosanti, Chief Engineer

STAFF

There were approximately fifty members of the public.

PUBLIC

There was no discussion.

ITEM 2
DISCUSSION WITH PUBLIC ON ITEMS ON AGENDA

Wayne Bell gave his report regarding approvals and various subdivisions.

ITEM 2a
ZEO REPORT

William Warner explained the reports. On motion and second by Comms. George Lapadula and James Fortuna the Commission granted final approval of Hubbard Estates, Stage IV, located off McCormick Lane with the condition that a cash bond in the amount of \$114,000 be posted. Vote was unanimous. Applicant/agent Loughlin, Fitzgerald, Kamp, Henrici, Molloy, Rizzo & Reed/Joan c. Molloy S96-1

ITEM 3.1
GRANTED FINAL APPROVAL OF HUBBARD ESTATES, STAGE IV, LOCATED OFF McCORMICK LANE

William Warner explained. Comm. David Roane questioned size and guard rail. Tom Nigosanti, Chief Engineer, responded. Chm. Carl Bolz interrupted and feels the Engineer's opinion is the expert. Discussion ensued. W. Warner clarified. A motion to grant final approval of Saddle Ridge Estates located off Congdon Street near Cynthia Lane with the condition that a cash bond in amount of \$105,000 be posted was made by Comm. George Lapadula and seconded by Comm. James Fortuna. The motion passed with Chm. Carl Bolz, Comm. Corrine Dorsey, Comm. James Fortuna, Comm. George Lapadula, Comm. John Voli,

ITEM 3.2
GRANTED FINAL APPROVAL OF SADDLE RIDGE ESTATES LOCATED OFF CONGDON STREET NEAR CYNTHIA LANE

and Comm. Richard Thompson in favor and Comms. David Roane and William Holley opposed. Applicant/agent Larsen, St. John & Johnson, P.C./Frank St. John, Attorney at Law S99-4

This item was removed from the agenda.

ITEM 3.3
REMOVED FROM
AGENDA

This item was removed from the agenda.

ITEM 3.4
REMOVED FROM
AGENDA

William Warner explained. The applicant questioned retainage. On motion and second by Comms. John Voli and George Lapidula the Commission approved a reduction the cash bond to \$5,000 for Meadow View Subdivision, Long Hill Road. Vote was unanimous. Applicant/agent Laurel Grove Associates, L.L.C./Michael Goldfarb S93-18

ITEM 3.5
APPROVED A
REDUCTION OF
THE CASH BOND
TO \$5,000 FOR
MEADOW VIEW
SUBDIVISION,
LONG HILL ROAD

William Warner explained the reports. On motion and second by Comms. George Lapidula and James Fortuna the Commission approved release of the cash bond for Country View Estates, Phase III. Vote was unanimous. Applicant/agent Cambridge Homes, Inc./Glenn R. Russo, President S93-17

ITEM 3.6
APPROVED
RELEASE OF THE
CASH BOND FOR
COUNTRY VIEW
ESTATES, PHASE
III

On motion and second by Comms. George Lapidula and James Fortuna the Commission scheduled a public hearing date of January 26, 2000 for a proposed two (2) lot resubdivision of the property of Paul G. and Nancy P. Pierce located at 408 Maromas Road. Vote was unanimous. Applicant/agent Paul G. and Nancy P. Pierce S99-13

ITEM 4.1
SCHEDULED P.H.
1/26/00 PROPOSED
TWO LOT RE-
SUBDIVISION OF
THE PROPERTY OF
PAUL G. AND
NANCY P. PIERCE
LOCATED AT 408
MAROMAS ROAD

On motion and second by Comms. James Fortuna and Richard Thompson the Commission tabled a proposed Site Plan Review to construct a manufacturing facility on Lot #4 of the Twin Vane

ITEM 4.2
TABLED PRO-
POSED SITE PLAN

Industrial Subdivision. Vote was unanimous. Applicant/agent Tomeil Realty SPR99-117

REVIEW TO CONSTRUCT A MANUFACTURING FACILITY ON LOT #4 OF THE TWIN VANE INDUSTRIAL SUBDIVISION

William Ziegler explained the proposal. Chm. Carl Bolz the trailer. William Ziegler responded. Chm. Carl Bolz questioned elevations. William Warner commented. William Ziegler responded beige with a pitched roof. He reviewed and agreed with the departmental comments. William Ziegler stated that there will be no water and sewer in the building, agreed to install a fire hydrant if necessary, and agreed with the Health Department. Chm. Carl Bolz questioned the storage tank. Comm. David Roane questioned materials in the building and fire protection. William Ziegler responded. Comm. Richard Thompson questioned the water and sewer connection. William Ziegler responded. Comm. William Holley questioned Section 55 of the Zoning Code, the loading doors and the orientation of the building. William Ziegler responded. Chm. Carl Bolz questioned the need to see the building elevation. The Commission indicated a desire to see the elevation. On motion and second by Comms. Richard Thompson and James Fortuna the Commission tabled a proposed Site Plan Review to construct a warehouse in the rear of Wild Bill's Nostalgia located at 1003 Newfield Street. Vote was unanimous. Applicant/agent Bill & Cindy Ziegler SPR99-114

ITEM 4.3
TABLED PROPOSED SITE PLAN REVIEW TO CONSTRUCT A WAREHOUSE IN THE REAR OF WILD BILL'S NOSTALGIA LOCATED AT 1003 NEWFIELD STREET

There is a tape recording of the public hearing available in the Planning, Conservation and Development office.

ITEM 5
P.H. TAPE RECORDING

Chm. Carl Bolz indicated that he is an acquaintance of the Eddingers but feels there is no conflict. Richard Eddinger explained the proposal and what a corn maze is. He responded to the departmental comments and read a lengthy statement. Comm. Corrine Dorsey questioned children getting lost and a way to find the kids. Comm. Richard Thompson questioned

ITEM 5.1
GRANTED A SPECIAL EXCEPTION TO GROW A CORN MAZE FOR RECREATIONAL

parking. Comms. John Voli and William Holley continued questioning the applicant. Comm. Richard Thompson questioned thunderstorms. Richard Eddinger responded. Discussion ensued. Comm. Corrine Dorsey questioned the hours of operation. Comm. George Lapadula questioned school bus parking. Comm. David Roane questioned Tom Nigosanti on the entrance and questioned fire hazards. Lengthy discussion ensued. Comm. Richard Thompson indicated that he knows the Eddingers and that he is sure they will care for the children. Wayne Bell commented on the wetlands and the zoning situation. Comm. William Holley questioned the need for a permit. William Warner responded. Wayne Bell commented on zoning violations and the need to remove all non-functional equipment, scrap metal, etc. From the public, B. Avery, a Lee Farms Estate resident, feels that more thought is needed. H. Jenkins commented on bussing the children to the maze and the procedure used and spoke in support. On motion and second by Comms. William Holley and David Roane the Commission closed the public hearing. Vote was unanimous. Discussion ensued on conditions on the permit. On motion and second by Comms. William Holley and Richard Thompson the Commission granted a Special Exception to grow a corn maze for recreational purposes at the Eddinger farm at 320 Chamberlain Road. Vote was unanimous. Applicant/agent Barbara and Richard Eddinger SE99-12

PURPOSES AT THE
EDDINGER FARM
AT 320 CHAMBER-
LAIN ROAD

The Commission recessed for ten minutes.

Chm. Carl Bolz asked the proponent to address the statutory restriction on one year between zone changes. Atty. Philip Karpel responded that there is a change in the area proposed for rezoning. Discussion ensued on the fact that the only issue is the size of the parcel. The Commission unanimously felt that the change is not substantial. The Chairman called for a vote for members wanting to entertain the proposal. Comm. David Roane was in favor of hearing the proposal. Chm. Carl Bolz, Comm. Corrine Dorsey, Comm. William Holley, Comm. James Fortuna, Comm. George Lapadula, Comm. John Voli and Comm. Richard Thompson were not in favor of entertaining a proposed Zoning Map amendment to rezone a portion in the rear of the property of Jeannette Fudge at 320 George Street from R-15 Residential to the B-2 General Business zone. Applicant/agent 3127 Berlin Turnpike Associates/Philip Karpel, Esq. Z99-10

ITEM 5.2
DID NOT ENTER-
TAIN A PROPOSED
ZONING MAP A-
MENDMENT TO
REZONE A POR-
TION IN THE
REAR OF THE
PROPERTY OF
JEANNETTE
FUDGE AT 320
GEORGE STREET
FROM R-15
RESIDENTIAL TO
THE B-2 GENERAL
BUSINESS ZONE

Frank Magnotta explained the proposal using a plan on a board. Chm. Carl Bolz questioned the driveways on Lot #2. Frank Magnotta responded and discussed the traffic signal, the sight lines, and the water and sewer connections. William Warner read the Water and Sewer comment into the record. Chm. Carl Bolz questioned the wetlands. William Warner responded. Comm. Richard Thompson commented on the Water and Sewer comment. No one from the public spoke. Bruce Bannerman commented on potential buyers for Lots #1 and #2 and the types of uses. On motion and second by Comms. David Roane and Richard Thompson the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. William Holley and David Roane the Commission granted final approval of a four (4) lot industrial resubdivision of the property of John McInerney located at the intersection of Bradley and Middle Streets with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Bruce Bannerman S99-12

ITEM 5.3
GRANTED FINAL
APPROVAL OF A
A FOUR LOT IN-
DUSTRIAL RESUB-
DIVISION OF THE
PROPERTY OF
JOHN McINERNEY
LOCATED AT THE
INTERSECTION OF
BRADLEY AND
MIDDLE STREETS

On motion and second by Comms. James Fortuna and George Lapadula the Commission approved the minutes of the December 8, 1999 meeting. Vote was unanimous.

ITEM 6.1
APPROVED
MINUTES OF
12/8/99 MEETING

Discussion ensued on Zoning Codes on line, billboards and temporary uses.

ITEM 6.2
COMMISSION
AFFAIRS

There was no discussion.

ITEM 7
DISCUSSION
WITH PUBLIC

Adjournment was at 9:20 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation & Development