

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 24, 2007, 7:00 P.M. PAGE 1 OF 3

Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Les Adams, Comm. Deborah Kleckowski, Comm. Ronald Borelli, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
PRESENT

Chw. Barbara Plum, Comm. Salvatore Fazzino, Comm. Sebastian Scalora, Mayor Sebastian N. Giuliano, Ex-Officio

MEMBERS
ABSENT

William Warner, Director, Bruce E. Driska, CZEO

STAFF

There were approximately twenty-five (25) members of the public present. There is a word for word tape recording of the meeting on file and available in the Planning Office.

PUBLIC

Comm. Carl Bolz indicated that Comm. Salvatore Fazzino has resigned.

ITEM 2
DISCUSSION
WITH PUBLIC

William Warner explained the lack of a special exception form being filed and the fatal flaw in the application. He suggested either a withdrawal or denial without prejudice. Atty. Myron Poliner requested that the proposal be withdrawn and that the fees be waived when the application is resubmitted. William Warner agreed. On motion and second by Comms. Andrew Rak and James Fortuna the Commission accepted withdrawal of a proposed five (5) lot resubdivision of the property of Helene Ferrari and Frank Ferrari, Executors of the estate of Eloise Greco, located on the south side of Randolph Road between Lee Street and Paddock Road and across from the intersection with Chauncey Road with the condition that the filing fees be waived when the application is resubmitted. Vote was unanimous. Applicant/agent Helene Ferrari S2006-11

ITEM 3.1
ACCEPTED
WITHDRAWAL
OF A PROPOSED
FIVE (5) LOT
RESUBDIVISION
OF THE PRO-
PERTY OF
HELENE
FERRARI AND
FRANK FERRARI,
EXECUTORS OF
THE ESTATE OF
ELOISE GRECO,
LOCATED ON
THE SOUTH SIDE
OF RANDOLPH
ROAD BETWEEN
LEE STREET AND
PADDOCK ROAD
AND ACROSS
FROM THE IN-
TERSECTION
WITH CHAUN-
CEY ROAD

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission tabled a request for release of the cash bonds for Phases I and II of the Laurel Farms Subdivision located off Laurel Grove Road. Vote was unanimous. Applicant/agent LePage Homes,

ITEM 4.1
TABLED A RE-
QUEST FOR RE-
LEASE OF THE

Inc./William D. LePage, President S2002-15

CASH BONDS
FOR PHASES I
AND II OF THE
LAUREL FARMS
SUBDIVISION
LOCATED OFF
LAUREL GROVE
ROAD

Charles Marano explained the proposal. William Warner commented on approvals and restrictions on the number of cars for sale. Charles Marano indicated that most towed cars will be inside but that some will be outside. Comm. Andrew Rak questioned the number of towed vehicles. Bruce Driska questioned the violations at Charles Marano's home. Comm. Les Adams questioned the impound areas. Charles Marano responded. Discussion ensued. On motion and second by Comms. Andrew Rak and Deborah Kleckowski the Commission granted location approval for sale of used cars under G.S. Sec. 14-54 at 10B Stack Street in the IRA zone with the condition that: 1) there be nine (9) parking spaces on the western property line for towed vehicles; 2) there be four (4) parking spaces on the corner for used vehicles; and 3) all other parking spaces be for tenant parking of operable, registered vehicles, not towed vehicles. Vote was unanimous. Applicant/agent Charles Marano

ITEM 5.1
GRANTED LO-
CATION AP-
PROVAL FOR
SALE OF USED
CARS UNDER
G.S. SEC. 14-54
AT 10B STACK
STREET IN THE
IRA ZONE

On motion and second by Comms. James Fortuna and Ron Borelli the Commission approved the minutes of the January 10, 2007 regular meeting. Vote was unanimous with Comm. Andrew Rak abstaining.

ITEM 6.1
APPROVED THE
MINUTES OF
1/10/07
REGULAR
MEETING

The ZEO Report was submitted.

ITEM 6.2
ZEO
REPORT

Comm. Andrew Rak commented on the big box proposal and the conceptual plan. Lengthy discussion ensued on planning. Bob Dobmeier commented on traffic calming. Comm. Andrew Rak commented on traffic calming on High Street, the G.S. 8-24 process and the lack of detail in the G.S. 8-24 presentation. Comm. Andrew Rak feels the Commission needs much more detailed Presentations on G.S. 8-24 Reviews.

ITEM 6.3
COMMISSION
AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

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On motion and second by Comms. Ron Borelli and Les Adams the
Commission adjourned the meeting at 8:30 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development