

Chm. Quentin Phipps, Comm. Les Adams, Comm. Barbara Plum,
Comm. Catherine Johnson, Comm. Nicholas Fazzino, Comm. Daniel
Russo, Comm. Carl Bolz, Comm. Ken McClellan (seated), Comm.
Michael Johnson MEMBERS
PRESENT

Comm. Richard Pelletier, Mayor Sebastian Giuliano, Ex-Officio,
Asst. Dir. P.W. Robert Dobmeier, Ex-Officio MEMBERS
ABSENT

William Warner, Director, Bruce Driska, Zoning Enforcement
Officer STAFF

There were ten (10) members of the public present. There is a word for
word DVD recording of the meeting on file and available in the Planning
Office. PUBLIC

The Pledge of Allegiance was recited at 7:03 p.m. ITEM 1
PLEDGE OF
ALLEGIANCE

Comm. Les Adams conducted Roll Call. ITEM 2
ROLL CALL

No items were removed from the agenda. ITEM 3
ITEMS RE-
MOVED FROM
THE AGENDA
AND WHY

No one spoke. ITEM 4
PUBLIC
COMMENT ON
ITEMS

The Zoning Enforcement Officer indicated that all public hearing
signs were posted and in compliance. ITEM 5
ZEO SIGN
CERTIFICATION

Atty. Michael Dowley explained the request, submitted pictures of
the building, explained why the church use is less intensive, reviewed
the Polish Home use and the proposed meetings and activities associated
with the church use, indicated parking has been secured from the self
storage facility next door for at least fifteen (15) parking spaces and
explained that churches are allowed in residential zones. Pastor Raynor
explained the ministry and outreach efforts to the community and
elderly home, indicated that the vision is to reach out to the community
and make people's lives better and that there would be Sunday morning
Mass and bible study on Wednesday nights. Atty. Michael Dowley con-
cluded. Comm. Carl Bolz asked that the fifteen (15) parking spaces be
preserved as a condition of the approval. Comm. Catherine Johnson
questioned if there would be a soup kitchen or homeless shelter use. ITEM 6.1
APPROVED A
REQUEST FOR
A CHANGE OF
USE TO ALLOW
THE PROPERTY
LOCATED AT
56 WARWICK
STREET, THE
POLISH
NATIONAL
HOME, TO BE
USED AS A

Comm. Nicholas Fazzino questioned parking. Comm. Ken McClellan questioned the liquor license. Atty. Michael Dowley indicated that the liquor license would be given up. Comm. Catherine Johnson commented on the site plan, the curb cuts and the elimination of them. From the public, a member of the Polish National Home spoke in support. Another member of the Polish National Home also spoke in support. Dottie Youngun indicated that parking on Warwick Street is a big issue. Jennifer Saines commented on tree lawn, parking problems, damage to street trees and requested a condition to remove parking from tree lawn. Beth Emery commented on the specifics of the plan. Atty. Michael Dowley concluded with initial questions to intensity and that there would be no change in the building. On motion and second by Comms. Ken McClellan and Daniel Russo the Commission closed the public hearing. Vote was unanimous. A motion to approve a request for a change of use to allow the property located at 56 Warwick, the Polish National Home, to be used as a church with church services and bible study was made by Comm. Ken McClellan and seconded by Comm. Nicholas Fazzino. Comm. Ken McClellan commented in support. Comm. Nicholas Fazzino commented on the neighbors concerns on a soup kitchen or a homeless shelter. William Warner commented and indicated that the Commission could not approve a soup kitchen or a homeless shelter. Comm. Nicholas Fazzino made a friendly amendment that a soup kitchen or a homeless shelter would have to come back to the Commission. Comm. Ken McClellan accepted the amendment. Comm. Daniel Russo indicated that the friendly amendment would not be an intrusion on the church's activities. The main motion as amended approved unanimously. Applicant/agent Atty. Jennifer Gagosz Farrell

CHURCH WITH
CHURCH SER-
VICES AND
BIBLE STUDY

William Warner explained. On motion and second by Comms. Nicholas Fazzino and Barbara Plum the Commission approved a request for release of the cash bon for the Arbutus Estates Subdivision located at 1111 Arbutus Street. Vote was unanimous. Applicant/agent Oakbridge Management & Construction/Bryan P. Nesteriak, P.E. S2005-10

ITEM 7.1
APPROVED A RE-
QUEST FOR RE-
LEASE OF
THE CASH BOND
FOR THE AR-
BUTUS ESTATES
SUBDIVISION
LOCATED AT
1111 ARBUTUS
STREET

William Warner recommended that the request be tabled. On motion and second by Comms. Barbara Plum and Daniel Russo the Commission tabled a request for release of the cash bond for the Joseph Mazzotta Subdivision located off Alsace Terrace. Vote was unanimous. Applicant/agent Joseph Mazzotta S94-2

ITEM 7.2
TABLED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND FOR
THE JOSEPH
MAZZOTTA SUB-
DIVISION LO-
CATED OFF AL-

SACE TERRACE

George Fellner explained the proposal. George Smilas explained the engineered plan and indicated there are no significant changes. George Fellner commented on the building design. Comm. Ken McClellan commented on the fuel storage tank. George Smilas explained that containment would be fully fenced on a double lined concrete pad and that the existing tank at the current site would be used. Comm. Nicholas Fazzino commented on the containment and barrier to prevent gas from getting into the ground and on the need to meet all codes. Comm. Les Adams questioned the fire sprinklers, the ventilation and illumination. George Fellner indicated that there will be a new sprinkler with ventilation. Discussion ensued on the site plan. Comm. Carl Bolz questioned curbing around the tank, gas or diesel. George Fellner indicated he would provide curbing and diesel. Comm. Les Adams commented on the improvement to the area. A motion to grant Site Plan Approval to convert an existing warehouse located at 80 Pease Avenue to a new use as a bus garage was made by Comm. Barbara Plum and seconded by Comm. Les Adams. Comm. Ken McClelland offered a friendly amendment that there be a raised barrier around the tank for containment. Comm. Nicholas Fazzino offered a friendly amendment that all requirements of the Department of Motor Vehicles be met. The main motion as amended passed unanimously. Applicant/agent George Fellner, AIA. Architect SPR2010-77

ITEM 8.1
GRANTED SITE
PLAN APPROVAL
TO CONVERT AN
EXISTING WARE-
HOUSE LOCAT-
ED AT 80 PEASE
AVENUE TO A
NEW USE AS A
BUS GARAGE

William Warner explained. On motion and second by Comms. Barbara Plum and Daniel Russo the Commission approved a request for location approval for general repairer under G.S. 14-54 at 690 South Main Street in the B-2 zone. Vote was unanimous. Applicant/agent Protech Automotive, LLC/Timothy J. Callinan

ITEM 8.2
APPROVED A RE-
QUEST FOR LO-
CATION AP-
PROVAL FOR
GENERAL RE-
PAIRER UNDER
G.S. 14-54 AT
690 SOUTH MAIN
STREET IN THE
B-2 ZONE

No one spoke.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

On motion and second by Comms. Barbara Plum and Nicholas Fazzino the Commission approved the minutes of the June 9, 2010 regular meeting. Vote was unanimous with Comms. Les Adams and Daniel Russo abstaining.

ITEM 10.1
APPROVED THE
MINUTES OF
THE 6/9/10
REGULAR
MEETING

Bruce Driska issued his report. Comm. Carl Bolz questioned Wild Bill's on Newfield Street. and trailers within the wetland area. Comm. Ken McClellan questioned other properties. Bruce Driska commented.

ITEM 10.2
ZEO REPORT

Comm. Michael Johnson commented on the Budget Subcommittee meeting. Chm. Quentin Phipps commented on withdrawal of the bike ordinance. William Warner commented. Comm. Barbara Plum questioned the bike facility. Comm. Catherine Johnson commented that the ordinance is poorly written, that it shouldn't be advisory, that it shouldn't have member of the Common Council or the Middlesex County Chamber of Commerce and recommended the Common Council should not approve the ordinance. Beth Emery commented that she felt left out. William Warner responded. Comm. Ken McClellan commented that there should be a broader members hip and should get booklets from other cities. Chm. Quentin Phipps commented that a Planning and Zoning Commission member could be an ex-officio in order to make sure there is no duplication or usurpation of Planning and Zoning Commission powers.

ITEM 10.3
OTHER COM-
MISSION
AFFAIRS

On motion and second by Comms. Barbara Plum and Nicholas Faz-zino the Commission adjourned the meeting at 9:00 p.m. Vote was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

William Warner
Director