

PLANNING AND ZONING COMMISSION REGULAR MEETING JUNE 25, 2008, 7:00 P.M.
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Chw. Barbara Plum, Comm. Les Adams, Comm. James Fortuna,
Comm. Deborah Kleckowski, Comm. Cynthia Jablonski, Comm.
Richard Pelletier (7:20), Comm. Catherine Johnson, Comm.
Matthew Lesser, Comm. Quentin Phipps, Mayor Sebastian
Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-
Officio

MEMBERS
PRESENT

Comm. Ron Borelli

MEMBERS
ABSENT

William Warner, Director

STAFF

There were twenty (20) 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

There was no discussion.

ITEM 2
DISCUSSION
WITH PUBLIC

Chw. Barbara Plum moved Item #3.2 to the top of the public hearings.
Comm. Cynthia Jablonski disqualified herself. Frank Magnotta ex-
plained the proposal. Comm. Catherine Johnson questioned the garage
location. Frank Magnotta responded. From the public, P. Grady ex-
plained his concerns with drainage. William Warner commented on
drainage. On motion and second by Comms. James Fortuna and
Deborah Kleckowski the Commission closed the public hearing.
Vote was unanimous. On motion and second by Comms. James
Fortuna and Les Adams the Commission granted final approval of
a two (2) lot resubdivision of the property of Edward and Genevieve
Dypa located at 666 Congdon Street West. Vote was unanimous.
Applicant/agent G. Robert & Jean Newman S2007-7

ITEM 3.2
GRANTED
FINAL AP-
PROVAL OF A
TWO (2) LOT
RESUBDIVISION
OF THE PRO-
PERTY OF
EDWARD AND
GENEVIEVE
DYPA LOCATED
AT 666 CONG-
DON STREET
WEST

Atty. Michael Dowley explained the proposal. Comm. Richard
Pelletier entered the meeting at 7:20 p.m. and was seated. Atty.
Michael Dowley reviewed the issues, discussed the Jackson Street
bridge, used a picture to explain the bridge width and traffic calming.
A. Cienava Rocco, owner of the property, explained the property,
the history and the benefits of the project. Mayor Sebastian Giuliano
spoke in support regarding traffic and homeownership. Stephen
Rocco commented on the benefits of the project. Patrick Benjamin
explained the proposal using plans, indicated that the buildings will
not be located within the 100 year floodplain and indicated that all
utilities were present. B. Hilson, the traffic engineer, explained the
proposed modification and traffic issues. Chw. Barbara Plum ques-
tioned the traffic issues and the traffic report. B. Hilson responded.
Mayor Sebastian Giuliano commented on West Street. Comm.

ITEM 3.1
DENIED A
PROPOSED
SPECIAL EXCEP-
TION TO CON-
STRUCT THIRTY-
EIGHT (38)
MULTI-FAMILY
DWELLING
UNITS NEAR THE
END OF THE
CUL-DE-SAC ON
JACKSON
STREET AND AD-

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Matthew Lesser questioned the site lines and speeds on Washington Street. Comm. Deborah Kleckowski questioned traffic and the Public Works departmental comment. J. Williams commented on market conditions. J. DeRoyion, the developer, thanked the Commission and summarized. Atty. Michael Dowley reviewed the Special Exception criteria and commented on off-site improvements. Chw. Barbara Plum questioned the departmental comments. Atty. Michael Dowley agreed with all the departmental comments and indicated that all the necessary changes would be made. From the public, R. Mucchi, a resident on Jackson Street, commented on the bridge, snow days and that turns onto Washington Street are difficult. D. Henderson agreed with Mr. Mucchi, is opposed and feels it will hurt property values. D. Moran commented on stop signs on bridges, trash vehicles, school buses, delivery trucks, visitors to the condominiums, etc. and indicated that turns onto Washington Street are very difficult. C. Moran commented on the street's history, traffic and flooding. B. Emery noted a lack of information about bicycles and pedestrians and making the area truly a smart growth project and feels the stairs to Newfield Street should instead be a ramp. S. Karsot is opposed due to the traffic. Atty. Michael Dowley rebutted and indicated that an as-of-right would be worse and that the traffic engineer indicated access would be safe. Comm. Matthew Lesser questioned sidewalks. Chw. Barbara Plum questioned weight limit, stop signs and power lines. Lengthy discussion ensued. On motion and second by Comms. Les Adams and James Fortuna the Commission closed the public hearing. Vote was unanimous. A motion to grant a Special Exception to construct thirty-eight (38) multi-family dwelling units near the end of the cul-de-sac on Jackson Street and adjacent to Coleman's Mobile Home Trailer Park with the condition that: 1) all departmental comments be addressed; 2) there be a walkway over the bridge per the Department of Transportation; 3) there be a yield sign on the north side and a stop sign on the south side; and 4) there be a pedestrian easement along the riverfront was made by Comm. Catherine Johnson and seconded by Comm. Les Adams. Comm. Catherine Johnson commented, referred to the Special Exception criteria and explained why the proposal did not meet the criteria. The motion failed with Comms. Richard Pelletier, Cynthia Jablonski and Chw. Barbara Plum in favor and Comms. Les Adams, James Fortuna, Deborah Kleckowski and Catherine Johnson opposed. Applicant/agent Jackson Commons, LLC/Steven A. Rocco, Architect SE2008-2

JACENT TO
COLEMAN'S
MOBILE HOME
TRAILER PARK

There was no Old Business.

ITEM 4
OLD BUSINESS

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Gino Pulvirenti explained the proposal. William Warner explained. On motion and second by Comms. James Fortuna and Les Adams the Commission approved a request for Location Approval for sale of used cars under G.S. 14-54 at 117 East Main Street with the condition that the Police Departmental comment be addressed. Vote was unanimous. Applicant/agent GP Auto Sales & Service/Gino Pulvirenti

ITEM 5.1
APPROVED A
REQUEST FOR
LOCATION AP-
PROVAL FOR
SALE OF USED
CARS UNDER
G.S. 14-54 AT
117 EAST MAIN
STREET

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission scheduled a public hearing date of July 9, 2008 for 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 church with church services and bible study. Vote was unanimous. Applicant/agent Atty. Jennifer A. Gagosz

ITEM 5.2
SCHEDULED P.H.
7/9/08 FOR A RE-
CHANGE OF USE
TO ALLOW THE
PROPERTY LO-
CATED AT 56
WARWICK
STREET, THE
POLISH
NATIONAL
HOME, TO BE
USED AS A
CHURCH WITH
CHURCH SER-
VICES AND
BIBLE STUDY

On motion and second by Comms. Les Adams and Deborah Kleckowski the Commission scheduled a public hearing date of July 9, 2008 for a proposed update of the Plan of Conservation and Development Chapters 1-5 Current Conditions. Vote was unanimous.

ITEM 5.3
SCHEDULED P.H.
7/9/08 FOR A
PROPOSED UP-
DATE OF THE
PLAN OF CON-
SERVATION
AND DEVELOP-
MENT CHAP-
TERS 1-5 CUR-
RENT CON-
DITIONS

On motion and second by Comms. Deborah Kleckowski and James Fortuna the Commission scheduled a public hearing date of July 23, 2008 for a proposed four (4) lot resubdivision of the property of Stephen G. and Barbara Borrelli located on Fairchild Road at the end of the cul-de-sac and adjacent to the Cavalry Cemetery to be known as Borrelli Acres. Vote was unanimous. Applicant/agent Stephen G. and Barbara Borrelli/George Smilas, Bennett & Smilas Engineering, Inc. S2008-1

ITEM 5.4
SCHEDULED P.H.
7/23/08 FOR A
PROPOSED FOUR
(4) LOT RESUB-
DIVISION OF THE
PROPERTY OF
STEPHEN G. AND
BARBARA BOR-
RELLI LOCATED
ON FAIRCHILD
ROAD AT THE
END OF THE
CUL-DE-SAC
AND ADJACENT
TO THE CAVAL-
RY CEMETERY

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On motion and second by Comms. Les Adams and James Fortuna the Commission approved the minutes of the June 11, 2008 regular meeting. Vote was unanimous.

TO BE KNOWN
AS BORRELLI
ACRES

ITEM 6.1
APPROVED THE
MINUTES OF THE
6/11/08 REGULAR
MEETING

On motion and second by Comms. Les Adams and James Fortuna the Commission approved the Zoning Enforcement Officer's Report. Vote was unanimous.

ITEM 6.2
APPROVED THE
ZEO REPORT

Comm. Deborah Kleckowski indicated that she would like to have a review of the public hearing sign notice on July 23, 2008.

ITEM 6.3
COMMISSION
AFFAIRS

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Deborah Kleckowski the Commission adjourned the meeting at 10:30 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development