

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 9, 2006, 7:00 P.M.
PAGE 1 OF 3

Chw. Barbara Plum, Comm. James Fortuna, Comm. Andrew Rak,
Comm. Salvatore Fazzino, Comm. Cynthia Jablonski, Comm.
Ronald Borelli

MEMBERS
PRESENT

Comm. Carl Bolz, Comm. Les Adams, Comm. Deborah Kleckowski,
Comm. Sebastian Scalora, Mayor Sebastian N. Giuliano, Ex-Officio,
Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director

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

No one spoke.

ITEM 2
DISCUSSION
WITH PUBLIC

There were no public hearing items.

ITEM 3

William Warner explained. On motion and second by Comms.
Salvatore Fazzino and Andrew Rak the Commission granted a
Special Exception for a six (6) unit active adult community to be
located on the west side of Maple Shade Road adjacent to Coleman
Road to be known as Bone Hill Farm with the condition that all
departmental comments be addressed. Vote was unanimous. Ap-
plicant/agent Bone Hill Farm, LLC/Atty. Richard W. Tomc SE2006-1

ITEM 4.1
GRANTED A
SPECIAL EX-
CEPTION FOR
A SIX (6)
UNIT ACTIVE
ADULT COM-
MUNITY TO
BE LOCATED
ON THE WEST
SIDE OF
MAPLE SHADE
ROAD AD-
JACENT TO
COLEMAN ROAD
TO BE KNOWN
AS BONE HILL
FARM

On motion and second by Comms. Salvatore Fazzino and Ronald
Borelli the Commission denied without prejudice a proposed Site
Plan Review to construct a 8,050 sq. ft. industrial building on Lot
#32D Newfield Street. Vote was unanimous. Applicant/agent
Philip C. Armetta/Frank C. Magnotta, P.E. SPR2006-96

ITEM 5.1
DENIED WITH-
OUT PREJUDICE
A PROPOSED
SITE PLAN
REVIEW TO
CONSTRUCT
A 8,050 SQ. FT.
INDUSTRIAL

On motion and second by Comms. Salvatore Fazzino and Andrew Rak the Commission scheduled a public hearing date of September 13, 2006 for a proposed four (4) lot resubdivision to create Lots #19, 20, 21, and 22 in the Kelsey Estates Subdivision located off Pheasant Drive. Vote was unanimous. Applicant/agent Gullitti Builders, Inc./ Michael F. Dowley & Associates S2006-4

On motion and second by Comms. Salvatore Fazzino and Andrew Rak the Commission scheduled a public hearing date of September 13, 2006 for a proposed twelve (12) lot resubdivision of the property of Pistol Creek Associates, LLC located on the former site of the Pistol Creek Golf Course on the east side of Atkins Street abutting the Berlin Town line to be known as The Estates at Pistol Creek. Vote was unanimous. Applicant/agent Pistol Creek Associates, LLC/ Stephen R. Dietzko, P.E., Vice President, Milone & MacBroom S2006-

On motion and second by Comms. James Fortuna and Andrew Rak the Commission approved the minutes of the July 26, 2006 regular meeting. Vote was unanimous.

BUILDING ON
LOT #32D NEW-
FIELD STREET

ITEM 5.2
SCHEDULED
P.H. 9/13/06
FOR A PRO-
POSED FOUR
(4) LOT RESUB-
DIVISION TO
CREATE LOTS
#19, 20, 21, AND
22 IN THE KEL-
SEY ESTATES
SUBDIVISION
LOCATED OFF
PHEASANT
DRIVE

ITEM 5.3
SCHEDULED
P.H. 9/13/06
FOR A PRO-
POSED TWELVE
(12) LOT RESUB-
DIVISION OF THE
PROPERTY OF
PISTOL CREEK
ASSOCIATES,
LLC LOCATED
ON THE FORMER
SITE OF THE
PISTOL CREEK
GOLF COURSE
ON THE EAST
SIDE OF ATKINS
STREET ABUT-
TING THE BER-
LIN TOWN
LINE TO BE
KNOWN AS THE
ESTATES AT
PISTOL CREEK

ITEM 6.1
APPROVED
THE MINUTES

OF THE 7/26/06
REGULAR
MEETING

Discussion ensued on the Plan of Development.

ITEM 6.2
WORKSHOP
ON THE PLAN
OF DEVELOP-
MENT

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Andrew Rak
the Commission adjourned the meeting at 9:00 p.m. Vote was un-
animous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development