

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm. James Fortuna, Comm. William Holley III, Comm. David Roane, Comm. Barbara Plum, Comm. Victor Liburdi, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
PRESENT

Comm. Anthony Vasiliou, Comm. Carl Chisem, Comm. Corrine Dorsey, Mayor Dominique S. Thornton, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell, Zoning Enforcement Officer, Timothy Lynch, Deputy City Attorney

STAFF

There were approximately twenty-five members of the public.

PUBLIC

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission moved Item #4.1 up. Vote was unanimous. Jim Sipperly, the Environmental/ Planning Specialist, explained the grant and introduced Sheila Stoane and Matt Zimmitti from the Conservation Commission. Comm. David Roane questioned Jim Sipperly on the rush of preparing the application. Comm. David Roane questioned Deputy City Attorney Tim Lynch on the regulations. Tim Lynch commented on the statutes, the applications requirement and the amendments. Comm. David Roane continued. Tim Lynch and Jim Sipperly responded. Lengthy discussion ensued. William Warner commented on the statutes. Comm. William Holley questioned Tim Lynch on designating the Conservation Commission. Tim Lynch responded. Comm. David Roane questioned and requested a workshop. Discussion continued. Jim Sipperly explained the Daniels property and the Schwartzkopf property. Comm. Carl Bolz commented on a workshop and the need to come to the Common Council. William Warner and Jim Sipperly responded. Comm. William Holley questioned taking the property off the tax rolls and housing stock. Matt Zimmitti responded. Sheila Stoane and Jonathan Beatty responded on the cost of the services and the environmental benefits. A motion to endorse the DEP Open Space Land Acquisition Grant from the Conservation Commission was made by Comm. David Roane and seconded by Comm. Barbara Plum. Comm. David Roane commented on the need for better communication

ITEM 4.1  
ENDORSED THE  
DEP OPEN  
SPACE LAND  
ACQUISITION  
GRANT FROM  
THE CONSER-  
VATION COM-  
MISSION

with the Planning and Zoning Commission. Comm. Jim Fortuna disqualified himself. The motion passed unanimously. Comm. David Roane thanked Tim Lynch. Councilman Ron Klattenberg spoke on behalf of the Mayor and thanked the Commission.

There was no discussion.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

The Zoning Enforcement Officer issued his report. The Commission questioned Wayne Bell on the Newfield Street and George Street projects.

ITEM 2a  
ZEO REPORT

William Warner explained the request for the release. A motion to approve a reduction of the cash bond to \$5,000 for the Feldspar Corporation, River Road was made by Comm. David Roane and seconded by Comm. James Fortuna. Comm. David Roane explained why the \$5,000. The motion passed unanimously. Applicant/agent The Feldspar Corporation/Thomas Freeman, Manager-Environmental Services SE91-2

ITEM 3.1  
APPROVED A  
REDUCTION OF  
THE CASH BOND  
TO \$5,000 FOR  
THE FELDSPAR  
CORPORATION,  
RIVER ROAD

On motion and second by Comms. Carl Bolz and James Fortuna the Commission tabled a request for a waiver of the Subdivision Regulations to: 1) reduce the pavement from the required twenty-eight (28) feet to twenty-six (26) feet; and 2) eliminate the sidewalks only on the interior side of the roadway, leaving full sidewalks on the outside for Steeplegate Subdivision (formerly Sunrise Farms) located off Atkins Street. Vote was unanimous. Applicant/agent Attorney Michael Dowley S95-15

ITEM 3.2  
TABLED REQUEST  
FOR A WAIVER OF  
THE SUBDIVISION  
REGULATIONS

On motion and second by Comms. Carl Bolz and Barbara Plum the Commission denied a request for release of the cash bond for the White Subdivision located on Pleasant View Drive. Vote was unanimous. Applicant/agent James F. White S94-1

ITEM 3.3  
DENIED REQUEST  
FOR RELEASE OF  
THE CASH BOND  
FOR THE WHITE  
SUBDIVISION LO-  
CATED ON  
PLEASANT VIEW  
DRIVE

There is a tape recording of the public hearing available

ITEM 5

in the Planning, Conservation and Development office.

On motion and second by Comms. David Roane and James Fortuna the Commission tabled a proposed Special Exception for a golf course, clubhouse and maintenance facilities, and uses accessory, thereto to be located between Mile Lane, Tuttle Road, Ridgewood Road and Newfield Street. Vote was unanimous. Applicant/agent Quattro Development Corp./Mark H. Quattro SE99-6

Comm. William Holley read the legal notice into the record. Esther McNanny explained the request for two Special Exception approvals and the proposal and indicated that who the applicant is is who the carriers will be. An engineer from Sprint explained the coverage area and the area this tower will cover. Comm. William Holley questioned the coverage area. Chm. W. Lee Osborne questioned the need for a Special Exception. Esther McNanny explained the proposal and the proposal to move the zone line and the site and various searches and other sites. Comm. Carl Bolz questioned other power line poles. Esther McNanny indicated fifty to sixty feet and are not suitable. Comm. Carl Bolz questioned co-location. William Warner responded that it is good to have co-location. Salvatore Fazzino, Director of Public Works, questioned interference with the power lines. The engineer responded there would be no different frequency. Esther McNanny commented on the strength of the tower. Comm. Barbara Plum questioned the location and the impact on the area. Chm. W. Lee Osborne questioned the balloon test. Esther McNanny responded that yes, they could do a balloon test. Chm. W. Lee Osborne feels it is essential. Comm. Barbara Plum questioned need analysis and coverage gaps. The Sprint engineer responded. From the public, V. Ruffino, an adjacent property owner, indicated concern over

P.H. TAPE  
RECORDING

ITEM 5.1  
TABLED PRO-  
POSED SPECIAL  
EXCEPTION FOR  
A GOLF COURSE,  
CLUBHOUSE AND  
MAINTENANCE  
FACILITIES, AND  
USES ACCESSORY,  
THERETO BE LO-  
CATED BETWEEN  
MILE LANE,  
TUTTLE ROAD,  
RIDGEWOOD  
ROAD AND NEW-  
FIELD STREET

ITEM 5.2  
CONTINUED P.H.  
PROPOSED  
SPECIAL EX-  
CEPTION FOR A  
WIRELESS COM-  
MUNICATION  
FACILITY TO BE  
LOCATED ON THE  
WEST SIDE OF  
SOUTH MAIN  
STREET SOUTH  
OF BRUSH HILL  
ROAD

appearance and aesthetics. He indicated that the water tower would be coming down and feels this would be removing one eyesore only to replace it with another. Comm. Carl Bolz indicated that information is available in the office. Comm. William Holley questioned pictures. Esther McNanny responded. A motion to continue the public hearing for a proposed Special Exception for a wireless communication facility to be located on the west side of South Main Street south of Brush Hill Road in order to have a balloon test done was made by Comm. David Roane and seconded by Comm. James Fortuna. Comm. William Holley requested an extension to the first meeting in September. Comm. David Roane accepted the amendment. Esther McNanny agreed to the extension. The motion as amended passed unanimously. Applicant/agent SBA, Inc./Sprint PCS SE99-7

On motion and second by Comms. Carl Bolz and James Fortuna the Commission approved the minutes of the July 28, 1999 meeting. Vote was unanimous.

ITEM 6.1  
APPROVED THE  
MINUTES OF THE  
7/28/99 MEETING

Comm. David Roane questioned statutes and meeting location. Chm. W. Lee Osborne commented on the Department of Transportation Committee. Discussion ensued. Comm. David Roane questioned Long Lane. William Warner responded.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 9:30 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation & Development