

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 14, 2002, 7:00 P.M.
PAGE 1 OF 5

Chw. Barbara Plum, Comm. James Fortuna, Comm.
Andrew Rak, Comm. George Lapadula, Comm. John
Pieper, Comm. William Wilson, Comm. Stephen Shapiro,
Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
PRESENT

Comm. Stephen Gadowski, Comm. Carl Bolz,
Comm. John Voli, Mayor Dominique S. Thornton,
Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director

STAFF

There were approximately fifty (50) 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
ON ITEMS ON
AGENDA

Atty. Richard Carella and Thomas Stevens explained the
further revisions. Atty. Carella continued on the driveways.
Thomas Stevens displayed the sightlines for Lot #1. Chw.
Barbara Plum commented on merging Lots #1, #2, and #3.
Thomas Stevens responded. Comm. Andrew Rak questioned
the regulations on the slope. William Warner responded.
Discussion ensued. On motion and second by Comms. Stephen
Shapiro and George Lapadula the Commission granted pre-
liminary approval of a ten (10) lot resubdivision of the property
of C.M.C. Development, LLC located on the west side of
Millbrook Road across from Lyceum Road and south of Lake
Ridge Heights to be known as Crystal Lake Estates with the
condition that: 1) all departmental comments be addressed;
2) there be no common drives on Lots #1, #2 and #3; and
3) the grading include benches with timber stone or blocks.
Vote was unanimous. Applicant/agent C.M.C. Development,
LLC/Thomas A. Stevens & Associates, Inc. S2002-7

ITEM 2b.1
GRANTED PRE-
LIMINARY AP-
PROVAL OF A
TEN (10) LOT
RESUBDIVISION
OF THE PROPERTY
OF C.M.C.
DEVELOPMENT,
LLC LOCATED ON
THE WEST SIDE OF
MILLBROOK ROAD
ACROSS FROM
LYCEUM ROAD
AND SOUTH OF
LAKE RIDGE
HEIGHTS TO BE
KNOWN AS
CRYSTAL LAKE
ESTATES

On motion and second by Comms. William Wilson and
Andrew Rak the Commission tabled a proposed Zoning Map
amendment to rezone the Elks property located between
Saybrook Road, Clew Drive, Maynard Street and Tryon Street
from the RPZ Residential zone to the TD Transitional
Development zone. Vote was unanimous. Applicant/agent
Realty Investors V11, LLC c/o Bob Marino/Michael F. Dowley
& Associates Z2002-3

ITEM 2b.2
TABLED A PRO-
POSED ZONING
MAP AMEND-
MENT TO RE-
ZONE THE ELKS
PROPERTY LO-
CATED BETWEEN
SAYBROOK ROAD,
CLEW DRIVE,

MAYNARD STREET,
AND TRYON
STREET FROM
THE RPZ RESIDEN-
TIAL ZONE TO THE
TD TRANSITIONAL
DEVELOPMENT
ZONE

Pat Benjamin explained the site plan, reviewed the departmental comments and agreed with all of them. Chw. Barbara Plum questioned the Water and Sewer comment. Pat Benjamin responded. From the public, Eleanor Kelsey submitted a picture of snow on the road and spoke at length in opposition to sidewalks. Comm. Andrew Rak questioned Eleanor Kelsey's opposition. Eleanor Kelsey summarized and submitted a petition. B. Tosafer is opposed to sidewalks and commented on traffic and more development. R. Goodrich spoke on traffic and is opposed to sidewalks. S. Chiavarello is opposed to traffic and sidewalks. On motion and second by Comms. Stephen Shapiro and William Wilson the Commission closed the public hearing. Vote was unanimous. A motion to grant final approval of a three (3) lot resubdivision of the property of Mary Kosko located on the west side of Higby Road north of Sisk Street with the condition that no sidewalks be required was made by Comm. Stephen Shapiro and seconded by Comm. George Lapadula. Comm. Andrew Rak offered a friendly amendment that the Water and Sewer Departmental comment be included. The motion as amended passed unanimously. Applicant/agent Estate of Mary Kosko/Patricia Scully S2002-9

ITEM 2b.3
GRANTED FINAL
APPROVAL OF
A THREE (3)
LOT RESUB-
DIVISION OF THE
PROPERTY OF
MARY KOSKO LO-
CATED ON THE
WEST SIDE OF
HIGBY ROAD
NORTH OF SISK
STREET

Frank Magnotta explained the proposal for a new industrial road. Comm. William Wilson questioned the need to proceed due to wetlands. William Warner suggested completing the public hearing. Frank Magnotta concluded. Chw. Barbara Plum questioned fire and the cul-de-sac. Comm. Andrew Rak questioned the sidewalk waiver. Salvatore Fazzino, Director of Public Works, indicated that an industrial cross section and concrete curb would be required. No one from the public spoke. On motion and second by Comms. Andrew Rak and Stephen Shapiro the Commission closed the public hearing for a proposed three (3) lot industrial resubdivision of the property of P, Inc., LLC located at 975 Middle Street with the condition that all departmental comments be submitted. Vote was unanimous. Applicant/agent Jerry Clean – P, Inc., LLC/ Frank Magnotta, P.E., Bascom & Magnotta, Inc. S2002-11

ITEM 2b.4
CLOSED THE P.H.
FOR A PROPOSED
THREE (3) LOT
INDUSTRIAL RE-
SUBDIVISION OF
THE PROPERTY OF
P, INC., LLC LO-
CATED AT 975
MIDDLE STREET

Michael Greco explained the subdivision and the desire to acquire a house and a lot from his father. William Warner commented on the departmental condition. Chw. Barbara Plum questioned the map. William Warner responded. On motion and second by Comms. Stephen Shapiro and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and

ITEM 2b.5
GRANTED FINAL
APPROVAL OF A
ONE (1) LOT RE-
SUBDIVISION OF
THE PROPERTY OF

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 14, 2002, 7:00 P.M.
PAGE 3 OF 5

second by Comms. Stephen Shapiro and William Wilson the Commission granted final approval of a one (1) lot resubdivision with a Special Exception for a rear lot of the property of Emilio and John Greco located at 177 Chamberlain Road with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Michael J. Greco S2002-12

EMILIO AND JOHN
GRECO LOCATED
AT 177 CHAMBER-
LAIN ROAD

William Warner explained the Inland Wetlands approval was received. Comm. Andrew Rak commented on the Inland Wetlands condition. William Warner responded. A motion to grant final approval of a four (4) lot resubdivision of the property of Congregation Adath Israel located on the north side of Mile Lane near Ridgewood Road was made by Comm. Andrew Rak and seconded by Comm. William Wilson. The motion passed unanimously with Comm. Stephen Shapiro abstaining. Applicant/agent Cannata Construction Company/Alan Bongiovanni S2002-6

ITEM 3.1
GRANTED FINAL
APPROVAL OF
A FOUR (4)
LOT RESUB-
DIVISION OF THE
PROPERTY OF
CONGREGATION
ADATH ISRAEL
LOCATED ON THE
NORTH SIDE OF
MILE LANE NEAR
RIDGEWOOD ROAD

On motion and second by Comms. Stephen Shapiro and William Wilson the Commission tabled a proposed twenty-two (22) lot resubdivision with a Special Exception for a cluster subdivision of the property of Grace K. Harmon, Marion K. Seifert and Isabel K. Wimler located on the west side of Arbutus Street adjacent to Cranberry Lane Estates to be known as Kelsey Estates. Vote was unanimous. Applicant/agent George Smilas, P.E., L.S. S2002-5

ITEM 3.2
TABLED A PRO-
POSED TWENTY-
TWO LOT RESUB-
DIVISION WITH A
SPECIAL EXCEP-
TION FOR A
CLUSTER SUB-
DIVISION OF THE
PROPERTY OF
GRACE K. HARMON,
MARION K.
SEIFERT, AND
ISABEL K. WIM-
LER LOCATED ON
THE WEST SIDE
OF ARBUTUS
STREET ADJACENT
TO CRANBERRY
LANE ESTATES
TO BE KNOWN
AS KELSEY
ESTATES

William Warner explained the concern over granting final approval due to a pending court case. Comm. George Lapadula questioned Atty. Milardo, who commented on the right to have final approval and on protections for any potential buyer. Comm. Andrew Rak commented on lawsuits and buyers' protections. A motion to grant final approval of Phase 1A (Lots 1 and 2) of the Country Hill Subdivision located at 99 East Street with the condition that the

ITEM 3.3
GRANTED FINAL
APPROVAL OF
PHASE 1A (LOTS 1
AND 2) OF THE
COUNTRY HILL
SUBDIVISION LO-

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 14, 2002, 7:00 P.M.
PAGE 4 OF 5

mylar map and approval indicate “subject to court case” and that a cash bond in the amount of \$24,000 be posted was made by Comm. George Lapadula and seconded by Comm. Andrew Rak. Vote was unanimous. Applicant/agent Ravenswood Homes/ Dean A. Fiske, President S2001-15

CATED AT 99
EAST STREET

On motion and second by Comms. George Lapadula and William Wilson the Commission tabled a proposed Site Plan Review to allow an addition to Wesley School. Vote was unanimous. Applicant/agent Friar Associates, Inc. SPR2002-108

ITEM 4.1
TABLED A PRO-
POSED SITE PLAN
REVIEW TO ALLOW
AN ADDITION TO
WESLEY SCHOOL

On motion and second by Comms. George Lapadula and Stephen Shapiro the Commission approved the minutes of the June 26, 2002 regular meeting. Vote was unanimous.

ITEM 5.1
APPROVED THE
MINUTES OF THE
6/26/02 REGULAR
MEETING

On motion and second by Comms. George Lapadula and Stephen Shapiro the Commission approved the minutes of the July 10, 2002 regular meeting. Vote was unanimous.

ITEM 5.2
APPROVED THE
MINUTES OF THE
JULY 10, 2002
MEETING

The minutes of the July 24, 2002 regular meeting were not available.

ITEM 5.3
THE MINUTES
OF THE 7/24/02
REGULAR
MEETING WERE
NOT AVAILABLE

On Item #3.8 Comm. Andrew Rak feels a two week extension is in order, not sixty days. Chw. Barbara Plum questioned the items on the Zoning Enforcement Officer’s report. Discussion ensued on various topics.

ITEM 5.4
ACCEPTED THE
ZEO REPORT

Chw. Barbara Plum encouraged the Commission members to keep all maps and Art Higgins, Westfield Fire Marshal, commented on rear lots and driveway access. Comm. George Lapadula commented on densities and sidewalks. Comm. Andrew Rak feels there should be an age limit on cluster regulations. Chw. Barbara Plum commented on the possible need for a moratorium due to population increases. Discussion ensued on the Plan of Conservation and Development and future population. Chw. Barbara Plum questioned the desire to hold the September 11, 2002 meeting. Comm. George Lapadula felt the Commission meeting should go forward.

ITEM 5.5
COMMISSION
AFFAIRS

There was no discussion.

ITEM 6
DISCUSSION
WITH PUBLIC

PLANNING AND ZONING COMMISSION REGULAR MEETING AUGUST 14, 2002, 7:00 P.M.
PAGE 5 OF 5

On motion and second by Comms. William Wilson and
Stephen Shapiro the Commission adjourned the meeting at
10:00 P.M. Vote was unanimous.

ITEM 7
ADJOURNMENT

Respectfully submitted

William Warner, AICP
Director of Planning, Conservation and Development