

PLANNING AND ZONING COMMISSION SPECIAL MEETING SEPTEMBER 25, 2002, 6:30 P.M.
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Chw. Barbara Plum, Comm. James Fortuna, Comm. George Lapadula, Comm. John Pieper, Comm. Andrew Rak, Comm. William Wilson, Comm. Carl Bolz, Comm. Stephen Shapiro

COMMISSION
MEMBERS
PRESENT

Comm. Stephen Gadowski, Comm. John Voli, Mayor Dominique Thornton, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer

STAFF

Friar Associates opened the presentation. R. Berloni explained the project using a site plan and indicated he is the project engineer. R. Berloni discussed the American Disabilities Act compliance addition, the parking lot and explained the sight line problem at the westerly driveway. He proposed to eliminate the parking lot and keep the driveway as is for delivery access only. R. Berloni indicated that the FEMA maps were wrong and that they had received a letter of map revision. Comm. George Lapadula expressed extensive concerns regarding the process and the FEMA issues, and excavation proceeding without a permit. R. Berloni and Friar Associates responded. Comm. John Peiper questioned returning for the parking lot. Friar Associates indicated that yes, they would come back. Comm. Stephen Shapiro agreed that the parking lot is a problem and feels they should hold off until the whole problem is solved. Comm. William Wilson commented on pick up/drop off and the need for a better resolution. Comm. George Lapadula questioned phasing. A motion to authorize construction of a building only at Wesley School in the Wesleyan Hills PRD and no site work and that they come back with a new site and canopy plan was made by Comm. George Lapadula and seconded by Comm. James Fortuna. Friar Associates indicated that that would work. Vote was unanimous. Applicant/agent Friar Assoc., Inc. SPR2002-108

ITEM 1
GRANTED SITE
PLAN APPROVAL
TO ALLOW AN
ADDITION TO
WESLEY SCHOOL
IN THE WESLEYAN
HILLS PRD

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development