

PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 26, 2007, 7:00 P.M. PAGE 1 OF 3

Comm. Carl Bolz, Comm. James Fortuna, Comm. Andrew Rak, Comm. Cynthia Jablonski, Comm. Deborah Kleckowski, Comm. Les Adams, Comm. Ronald Borelli, Comm. Quentin W. Phipps (7:23)

MEMBERS
PRESENT

Chw. Barbara Plum, Comm. John Pieper, Mayor Sebastian N. Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio

MEMBERS
ABSENT

William Warner, Director of Planning, Matt Dodge, Planning Environmental Specialist, Bruce E. Driska, Zoning Enforcement Officer

STAFF

There were approximately ten (10) 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

There were no Public Hearing items.

ITEM 3
PUBLIC
HEARINGS

Chris Conklin of Conklin & Soroka explained the proposal and discussed the request to waive the ten (10) foot buffer requirement. Comm. Carl Bolz asked William Warner to comment on the waiver request and on interpretation of the regulations. William Warner believes the waiver makes sense and felt that the Commission should move forward. Comm. Ron Borelli questioned why the buffer wouldn't be mandatory. William Warner indicated that it was not based on zoning but instead based on the land use and noted that the lot was vacant land so no buffer was necessary. Comm. Carl Bolz questioned the Public Works Departmental comments. Chris Conklin discussed all the departmental comments and indicated that he would comply with them. Comm. Andrew Rak questioned how high the building would be. Jeff DeFavero indicated twenty (20) feet. Comm. Les Adams questioned if the fill would be the same as what already exists and would the compaction be the same. Chris Conklin indicated that there are compaction specifications that will be adhered to. Comm. Carl Bolz indicated that if there are any changes made prior to final construction, the applicant should come before staff for review. On motion and second by Comms. Andrew Rak and Ron Borelli the Commission granted Site Plan Approval to construct an office/warehouse on Lot #3 Tuttle Place located on the west side at the end of the cul-de-sac with the condition that all departmental comments be addressed and approved a request to waive the ten (10) foot buffer requirement. Vote was unanimous. Applicant/agent DeFavero Builders, Inc./Conklin & Soroka, Inc.

ITEM 5.1
GRANTED SITE
PLAN APPROVAL
TO CON-
STRUCT
AN OFFICE/
WAREHOUSE
ON LOT #3
TUTTLE PLACE
LOCATED ON
THE WEST SIDE
AT THE END OF
THE CUL-DE-SAC

SPR2007-157

On motion and second by Comms. Andrew Rak and Ron Borelli the Commission scheduled a public hearing date of October 10, 2007 for a proposed two (2) lot resubdivision of the property of Andre Blaszycki located on the east side of Atkins Street and north of Old Farms West. Vote was unanimous. Applicant/agent Andre Blaszycki/Conklin & Soroka, Inc. S2007-5

ITEM 5.2
SCHEDULED
P.H. 10/10/07
FOR A PROPOSED TWO (2) LOT RESUBDIVISION OF THE PROPERTY OF ANDRE BLASZYCKI LOCATED ON THE EAST SIDE OF ATKINS STREET AND NORTH OF OLD FARMS WEST

On motion and second by Comms. Andrew Rak and Deborah Kleckowski the Commission scheduled a public hearing date of October 10, 2007 for a proposed two (2) lot resubdivision of the property of Gregory and Suzanne Eckart located on the west side of Arbutus Street and north of Thimble Rock Road. Vote was unanimous. Applicant/agent Gregory and Suzanne Eckart S2007-6

ITEM 5.3
SCHEDULED
P.H. 10/10/07
FOR A PROPOSED TWO (2) LOT RESUBDIVISION OF THE PROPERTY OF GREGORY AND SUZANNE ECKART LOCATED ON THE WEST SIDE OF ARBUTUS STREET AND NORTH OF THIMBLE ROCK ROAD

On motion and second by Comms. Andrew Rak and Les Adams the Commission scheduled a public hearing date of October 10, 2007 for a proposed Site Plan Review to demolish the former Middletown Press building located at the corner of Main and Union Streets and construct a new building for a restaurant, offices and a pharmacy with a Special Exception for a drive-thru. Vote was unanimous. Applicant/agent Centerplan Development, LLC/Ralph E. Wilson SE2007-16

ITEM 5.4
SCHEDULED
P.H. 10/10/07
FOR A PROPOSED SITE PLAN REVIEW TO DEMOLISH

THE FORMER
MIDDLETOWN
PRESS BUILD-
ING LOCATED
AT THE COR-
NER OF MAIN
AND UNION
STREETS AND
CONSTRUCT
A NEW BUILD-
ING FOR A
RESTAURANT,
OFFICES AND
A PHARMACY
WITH A
SPECIAL EX-
CEPTION FOR
A DRIVE-
THRU

On motion and second by Comms. Carl Bolz and Quentin W. Phipps the Commission approved the minutes of the September 12, 2007 regular meeting Vote was unanimous.

ITEM 6.1
APPROVED
THE MINUTES
OF THE 9/12/07
REGULAR
MEETING

Bruce Driska, the Zoning Enforcement Officer, discussed items with the Commission per their requests.

ITEM 6.2
ZEO REPORT

William Warner discussed the draft Plan of Development and why it has to be updated. Discussion ensued.

ITEM 6.3
PLAN OF
DEVELOPMENT
WORKSHOP

There was no discussion.

ITEM 8
DISCUSSION

On motion and second by Comms. James Fortuna and Les Adams the Commission adjourned the meeting at 8:35 p.m. Vote was unanimous.

ITEM 9
ADJOURNMENT

Respectfully submitted,

Matthew Dodge
Planning Environmental Specialist