

PLANNING AND ZONING COMMISSION REGULAR MEETING OCTOBER 28,  
1998, 7:00 P.M. PAGE 1 OF 4

Chm. W. Lee Osborne, Comm. Carl Bolz, Comm.  
William Holley III, Comm. James Fortuna, Comm.  
David Roane, Comm. Corrine Dorsey, Comm. Barbara  
Plum, Comm. Victor Liburdi

COMMISSION  
MEMBERS  
PRESENT

Comm. Anthony Vasiliou, Comm. Carl Chisem,  
Mayor Domenique Thornton, Ex-Officio, Dir. P.W.  
Salvatore Fazzino, Ex-Officio

COMMISSION  
MEMBERS  
ABSENT

William Warner, Director of Planning, Wayne T. Bell,  
Zoning Enforcement Officer, Thomas Nigosanti, Chief  
Engineer

STAFF

There were approximately twenty-five members  
of the public.

PUBLIC

Comm. Carl Bolz moved Item #6 to the top of the  
agenda. Atty. Ralph Wilson agreed with the letter  
from Middlesex Health Services. William Warner  
commented. On motion and second by Comms.  
Carl Bolz and David Roane the Commission  
accepted the letter. Vote was unanimous.

ITEM 6  
COMMISSION  
AFFAIRS

There was no discussion.

ITEM 2  
DISCUSSION WITH  
PUBLIC ON ITEMS  
ON AGENDA

The Commission tabled this item until later in the  
meeting.

ITEM 2a  
ZEO REPORT

On motion and second by Comms. David Roane and  
James Fortuna the Commission tabled a request for  
release of the cash bond for Kenneth Dooley Drive.  
Vote was unanimous. Applicant/agent Union Savings  
Bank/Brian R. Skarda, Vice President S89-6

ITEM 3.1  
TABLED REQUEST  
FOR RELEASE OF  
THE CASH BOND  
FOR KENNETH  
DOOLEY DRIVE

William Warner explained. On motion and second by  
Comms. David Roane and William Holley the  
Commission gave an affirmative G.S. 8-24 Review to  
convey to Sommerset Plastics a parcel of city land  
consisting of approximately fifty (50%) percent of

ITEM 4.1  
GAVE AN  
AFFIRMATIVE  
G.S. 8-24 REVIEW  
TO CONVEY TO

Lot #5 of the Twin Vane Industrial Park. Vote was unanimous. Applicant/agent Sommerset Plastics

SOMMERSET  
PLASTICS A  
PARCEL OF CITY  
LAND CONSIST-  
ING OF APPROXI-  
MATELY FIFTY  
PERCENT OF LOT  
#5 OF THE TWIN  
VANE INDUS-  
TRIAL PARK

William Warner explained the proposal. Comm. David Roane questioned the road. William Warner commented. On motion and second by Comms. David Roane and William Holley the Commission gave an affirmative G.S. 8-24 Review to convey to Primac Corp. and Jukonski Truck Sales & Service Ltd. two (2) parcels of city owned land located at 680 Newfield Street (aka Portland Chemical Works). Vote was unanimous. Applicant/agent Domenique S. Thornton, Mayor

ITEM 4.2  
GAVE AN  
AFFIRMATIVE  
G.S. 8-24 REVIEW  
TO CONVEY TO  
PRIMAC CORP.  
AND JUKONSKI  
TRUCK SALES &  
SERVICE LTD.  
TWO PARCELS OF  
CITY OWNED  
LAND LOCATED  
AT 680 NEWFIELD  
STREET

There is a tape recording of the public hearing available in the Planning, Conservation and Development office.

ITEM 5  
P.H. TAPE  
RECORDING

William Warner explained the proposed Zoning Map and text amendment. Comm. David Roane submitted suggested changes and reviewed them at length. Chm. W. Lee Osborne commented. Comm. Corrine Dorsey commented on "shall" and "will" wording. Comm. Carl Bolz commented on the need to carefully review the zoning and refine the proposal. Chm. W. Lee Osborne commented on the clarity of the language and the need to hear from the public. From the public, John Milardo read a prepared statement in opposition into the record, questioned traffic, traffic control and the traffic impacts on side streets. He felt the Mixed Use zoning should be changed to purely residential

ITEM 5.1  
CONTINUED P.H.  
FOR A PROPOSED  
ZONING CODE  
TEXT AMEND-  
MENT TO ADOPT  
SECTION 38 NEW-  
FIELD STREET  
PLANNED  
BUSINESS ZONE  
(NPZ) AND A PRO-  
POSED ZONING  
MAP AMENDMENT

and spoke at length. Comm. Carl Bolz questioned the tree buffer. John Milardo responded. D. DiMauro spoke regarding the tree buffer at his hair salon. William Caffrey suggested changes to process certified letters. He felt the Commissioners should commented on the reasons for a vote, that after the public hearing the vote should occur and is opposed to the new zone. William Caffrey wants the B-2 zoning should remain, feels many amendments are needed to allow strip malls and drive-thrus, and spoke at length section by section. The Commission recessed for a break. Marco DiMauro commented on the buffer on his property and the process the Commission has gone through over the past twelve (12) months. Comm. Victor Liburdi asked Marco DiMauro if he was in support. Marco DiMauro responded yes. L. Boseman felt there should have been a workshop and had concerns over property values, prohibition on bulky waste and restaurants and is opposed to drive-thrus. V. Grasso felt the plan was fair but that the zoning is too liberal and had concerns over the uses, traffic and property values. K. Johnson commented on form as opposed to use. R. Grondin commented on gas stations on Newfield Street and the need to get zoning going. He feels there is a need for closure. Lawrence Buck commented on wetlands, the floodplain and the notice. Eleanor Kelsey expressed concerns over notifying Midstate Regional Planning Agency and filing on time. Comm. David Roane felt the Commission should cease the public hearing until Midstate Regional Planning Agency submits a report. On motion and second by Comms. David Roane and Corrine Dorsey the Commission continued the public hearing for a proposed Zoning Code text amendment to adopt Section 38 Newfield Street Planned Business Zone (NPZ) and a proposed Zoning Map amendment to rezone properties in the vicinity of Newfield Street generally north of Congdon Street. Vote was unanimous. Proponent P & Z Comm. Z98-10

TO REZONE PRO-  
PERTIES IN THE  
VICINITY OF NEW-  
FIELD STREET  
GENERALLY  
NORTH OF CONG-  
DON STREET

On motion and second by Comms. David Roane and James Fortuna the Commission approved the minutes

ITEM 6.1  
APPROVED

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of the October 14, 1998 meeting. Vote was unanimous.

MINUTES OF THE  
10/14/98 MEETING

Wayne T. Bell, Zoning Enforcement Officer, commented  
on various projects.

ITEM 2a  
ZEO REPORTS

Lawrence Buck questioned the trap rock ridge compact.  
William Warner responded. Chm. W. Lee Osborne  
commented. Comm. Corrine Dorsey commented on  
Midstate Regional Planning Agency and Long River  
Village.

ITEM 7  
DISCUSSION  
WITH PUBLIC

Adjournment was at 11:00 P.M.

ITEM 8  
ADJOURNMENT

Respectfully submitted,

William Warner  
Director of Planning, Conservation & Development