

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 10, 1999,
7:00 P.M. PAGE 1 OF 5

Comm. Carl Bolz, Comm. James Fortuna, Comm.
David Roane, Comm. Barbara Plum, Comm. William
Holley III, Comm. George Lapadula, Comm. John Voli

COMMISSION
MEMBERS
PRESENT

Comm. Corrine Dorsey, Comm. Victor Liburdi, Comm.
Richard Thompson, Mayor Domenique S. Thornton, Ex-
Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

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

STAFF

There were approximately fifty members of the public.

PUBLIC

Comm. William Holley called roll. Comm. Carl Bolz
asked for nominations. Comms. Barbara Plum and
William Holley nominated Comm. Bolz as the Chairman.
Nominations were closed. Vote was unanimous. Comms.
Carl Bolz and George Lapadula nominated Comm. Plum
as Vice Chairman. Comms. David Roane and Barbara
Plum nominated Comm. Holley as Vice Chairman. The
nomination for Comm. Plum passed with Comms. Carl
Bolz, David Roane, James Fortuna, George Lapadula,
Barbara Plum and John Voli in favor and Comm.
William Holley opposed. The nomination for Comm.
Holley was moot. Comms. James Fortuna and John
Voli nominated Comm. Holley as Secretary. Vote was
unanimous. Comm. Carl Bolz requested volunteers
for seats on other bodies. Comm. Carl Bolz and
William Warner explained the different agencies.
Comm. Carl Bolz asked to be on Midstate Regional
Planning Agency. Comms. Barbara Plum and John
Voli were interested in Citizens Advisory Committee.
Comm. John Voli deferred to Comm. Barbara Plum.
Comms. David Roane and George Lapadula were
interested in the Parking Authority. Comm. Lapadula
was approved with Comms. James Fortuna, George
Lapadula, John Voli and Barbara Plum in favor and
Comms. William Holley and David Roane opposed.

ITEM 1
ROLL TAKING

J. Bartolotta spoke regarding Item #3.1. W. Johnson
requested that the application be withdrawn and sub-
mitted a letter.

ITEM 2
DISCUSSION WITH
PUBLIC ON ITEMS
ON AGENDA

The Zoning Enforcement Officer issued his report.

ITEM 2a

Comm. David Roane questioned Newfield Street.
Wayne Bell and William Warner explained the
application.

ZEO REPORT

On motion and second by Comms. David Roane and
James Fortuna the Commission accepted withdrawal
of a request for modification of the preliminary approval
for Meadow View Subdivision, Long Hill Road.
Vote was unanimous. Applicant/agent Larsen, St. John
& Johnson, P.C./Atty. Frank St. John S93-18

ITEM 3.1
ACCEPTED WITH-
DRAWAL OF A
REQUEST FOR
MODIFICATION
OF THE PRE-
LIMINARY AP-
PROVAL FOR
MEADOW VIEW
SUBDIVISION,
LONG HILL ROAD

On motion and second by Comms. George Lapadula and
David Roane the Commission denied without prejudice
a request for modification to the preliminary approval for
Meadow View Subdivision, Long Hill Road with regard
to the fence requirement. Vote was unanimous. Applicant/
agent Laurel Grove Associates, L.L.C./Michael Goldfarb
S93-18

ITEM 3.2
DENIED WITHOUT
PREJUDICE A RE-
QUEST FOR
MODIFICATION TO
THE PRELIMINARY
APPROVAL FOR
MEADOW VIEW
SUBDIVISION,
LONG HILL ROAD

On motion and second by Comms. William Holley and
George Lapadula the Commission tabled a request for
release of the letter of credit for Reno Drive. Vote was
unanimous. Applicant/agent Guerino Demelis S92-2

ITEM 3.3
TABLED REQUEST
FOR RELEASE OF
THE LETTER OF
CREDIT FOR RENO
DRIVE

On motion and second by Comms. George Lapadula
and Barbara Plum the Commission tabled a request for
final approval of Phase I of the Scully Subdivision
located off Congdon Street. Vote was unanimous.
Applicant/agent Larsen, St. John & Johnson, P.C./
Atty. Frank St. John S99-4

ITEM 3.4
TABLED REQUEST
FOR FINAL
APPROVAL OF
PHASE I OF THE
SCULLY SUB-
DIVISION LOCATED
OFF CONGDON
STREET

William Warner recommended tabling this item.
Discussion ensued. On motion and second by Comms.

ITEM 3.5
TABLED A REQUEST

William Holley and James Fortuna the Commission tabled a request for release of the cash bond for Deer Crossing Subdivision located off Sisk Street. Vote was unanimous. Applicant/agent Ravenswood Homes/Dean B. Fiske, President S96-10

FOR RELEASE OF
THE CASH BOND
FOR DEER CROSS-
ING SUBDIVISION
LOCATED OFF SISK
STREET

William Warner explained the departmental comments. Comm. David Roane questioned the bond amount. Discussion ensued. A motion to grant Final Approval of Phase III (Lots 4A, 6A, 7, 22, 23, and 24) of Russell Ridge Subdivision with the condition that a cash bond in the amount of \$55,000 be posted was made by Comm. James Fortuna and seconded by Comm. George Lapadula. Comm. David Roane feels that the cash bond should be a minimum of \$75,000. Comm. James Fortuna accepted. Comm. George Lapadula was opposed. Comm. David Roane made a friendly amendment to make the cash bond \$75,000. Comm. James Fortuna seconded. The amendment passed. The main motion as amended passed with Comms. Carl Bolz, Barbara Plum, James Fortuna, David Roane and William Holley in favor and Comms. John Voli and George Lapadula opposed. Applicant/agent Ameritage Corporation/Thaddeus Bysiewicz, President S91-9

ITEM 3.6
GRANTED FINAL
APPROVAL OF
PHASE III OF
RUSSELL RIDGE
SUBDIVISION

William Warner recommended tabling this item. On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a proposed Site Plan Review to construct a self storage facility at 1511 Saybrook Road in the I-1 zone. Vote was unanimous. Applicant/agent All Star Storage, L.L.C./DeCarlo & Doll, Inc. SPR99-110

ITEM 4.1
TABLED PRO-
POSED SITE PLAN
REVIEW TO CON-
STRUCT A SELF
STORAGE
FACILITY AT 1511
SAYBROOK ROAD
IN THE I-1 ZONE

Comm. Carl Bolz suggested tabling this item. Comm. William Holley requested a written opinion prior to the next meeting. Lengthy discussion ensued on holding a workshop on November 18, 1999. On motion and second by Comms. John Voli and George Lapadula the Commission tabled a request for G.S. 8-24 Review for the final draft of and Bridge Redevelopment Plan. Vote was unanimous. Proponent P&Z Dept.

ITEM 4.2
TABLED A RE-
QUEST FOR G.S.
8-24 REPORT FOR
THE FINAL DRAFT
OF THE MILLER
AND BRIDGE
REDEVELOPMENT
PLAN

On motion and second by Comms. David Roane and

ITEM 4.3

PLANNING AND ZONING COMMISSION REGULAR MEETING NOVEMBER 10, 1999,
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George Lapadula the Commission scheduled a public hearing date of December 8, 1999 for a proposed Special Exception to sell used autos at the Citgo Gas Station located at 1075 Newfield Street. Vote was unanimous. Applicant/agent Mark G. Smith, P.E. SE99-11

SCHEDULED P.H.
12/8/99 PROPOSED
SPECIAL EXCEP-
TION TO SELL
USED AUTOS AT
THE CITGO GAS
STATION LOCATED
AT 1075 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 problems and suggested denying without prejudice. On motion and second by Comms. George Lapadula and John Voli the Commission denied without prejudice a proposed Special Exception to grow a corn maize for recreational purposes at the Eddinger farm at 320 Chamberlain Road. Vote was unanimous. Applicant/agent Barbara and Richard Eddinger SE99-9

ITEM 5.1
DENIED WITHOUT
PREJUDICE A PRO-
POSED SPECIAL
EXCEPTION TO
GROW A CORN
MAIZE FOR RE-
CREATIONAL
PURPOSES AT
THE EDDINGER
FARM AT 320
CHAMBERLAIN
ROAD

William Warner explained the Health Department comment. Comm. George Lapadula requested a better map from Ted Jackowiak. Discussion ensued on mapping requirements. On motion and second by Comms. James Fortuna and George Lapadula the Commission tabled a proposed two (2) lot resubdivision with a lot line revision of the property of Anthony Kriwokulski located on the south side of Chamberlain Road near Oakcliff Road. Vote was unanimous. Applicant/agent Anthony Kriwokulski/Atty. Theodore Raczka S99-11

ITEM 5.2
TABLED A PRO-
POSED TWO (2)
LOT RESUB-
DIVISION WITH A
LOT LINE RE-
VISION OF THE
PROPERTY OF
ANTHONY KRI-
WOKULSKI LO-
CATED ON THE
SOUTH SIDE OF
CHAMBERLAIN
ROAD NEAR
OAKCLIFF ROAD

The minutes of the October 27, 1999 meeting were tabled.

ITEM 6.1
TABLED MINUTES

OF THE 10/27/99
MEETING

Comm. Carl Bolz commented on the Plan of Development and the training workshops. William Warner commented on publicity for the Plan of Development. Comm. David Roane requested a workshop with the Common Council. Comm. Carl Bolz indicated that there was a need for the Charter Revision Commission but that the workshop was premature.

ITEM 7
DISCUSSION
WITH PUBLIC

Adjournment was at 8:15 P.M.

ITEM 8
ADJOURNMENT

Respectfully submitted,

William Warner
Director of Planning, Conservation & Development