

AGENDA  
BROOKFIELD ZONING COMMISSION  
April 10, 2014 Thursday,  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**

- a. **Review Minutes of Previous Meetings:** 3/20/14 special, 3/27/14, 3/27/14 special

2. **Land Use Enforcement**

- a. **Enforcement Officer's Report:**

3. **Review Correspondence**

- a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 3/24/14; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee
- b. **Legal Briefings for Building Inspectors:** March 2014
- c. Letter from Peter Bertolami to Zoning Commission received 3/31/14 Re: 23 Kellogg Street

4. **Public Hearing: 7:30**

- a. **Proposed Regulation Change #201400176:** Section 242-401 I(7)(a) – Planned Age-Restricted Communities, Development Standards – Number of Units.

5. **Continued Public Hearing: none**

*Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Guidelines – will be continued on 4/24/14*

6. **Old Business:**

- a. **110 Federal Road (BJ's Wholesale Club – Gas Station) #201100126:** Request for Final Bond Release in the amount of \$55,000.00
- b. **398 & 414 Federal Road (Barnbeck Place) #201400147: Site Plan Modification for Incentive Housing Project to change building footprints, change parking layout and other modifications (dec. date by 5/9/14)**
1. Letter from Daniel E. Bertram to Zoning Commission dated 4/2/14 Re: Barnbeck Place site plan modification
  2. "Sidewalk Extension Plan" map prepared by CCA, LLC dated 3/20/14 – sheet SW1
  3. "Site Lighting Photometric Calculations" prepared by Apex Lighting Solutions dated 4/3/14 – sheets SL1 & SL2

7. **New Business:**

- a. **20 Orchard Place #201400189: Site Plan Modification to replace existing pole light heads with LED at the Condominium Complex (dec date 6/13/14)**
1. Letter from Water Source to Zoning Commission dated 4/2/14 Re: 20 Orchard Place
- b. **57 Laurel Hill Road #201200636:** Request for Permit Transfer from Lawrence Hoyt and Anne Hepner to Kenosia Development
- c. **227 Federal Road (La-Z-Boy) #201400203:** Building sign (Illuminated) 117.66 sq. ft.

- d. **99 Federal Road (Savers) #201400209:** Site Plan Modification to add a 30' long storage container to site (*dec date 6/13/14*)
  - 1. "Site Plan" prepared by Ken McCracken, architect dated 4/2/14 – sheet A1.0
    - "Floor Plan Reference Only" dated 4/2/14 – sheet A2.3
  
- e. **63 Silvermine Road (Police Department) #201400211:** Site Plan Modification for the Police Department's parking lot – expansion and resurfacing. Relocation of Impound, connection of upper & lower lots and expand parking on east side.
  - 1. "Site Layout Plan" prepared by CCA, LLC dated 9/27/11 – sheet 1

**8. Tabled Items:**

**9. Informal Discussion:**

- a. **19 & 23 Station Road:**
- b. **Design Guidelines:**

**10. Comments of Commissioners:**

**11. Adjourn:**

**\*\*Next Regular Meeting Scheduled for April 24, 2014\*\***