

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, July 9, 2012- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD

1. Convene meeting
2. Review Minutes – 6/4/12
3. Review Correspondence:
 - a. **Minutes of other Boards and Commissions: Zoning Commission** 5/17/12, 5/24/12, 6/14/12 ; **Inland Wetlands Commission** 5/21/12, 5/23/12 special, 6/11/12; **Planning Commission** 6/7/12, 6/21/12; **Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors – June 2012
 - c. Letter from Antonio Capanna Sr. to Martin Flynn dated 6/12/12
 - d. **Administrative Appeal to Superior Court: Antonio Capanna Vs. Brookfield Zoning Board of Appeals** dated 6/22/12
4. CONTINUED PUBLIC HEARINGS – 7:00 p.m.
 - a. **1 High Ridge Road #201200355: Appeal of Zoning Enforcement Officer’s decision** (*ph close date 7/9/12*)
 1. Memo from Alice Dew to Zoning Board of Appeals dated 6/8/12 Re: Appeal of ZEO decision to preliminarily approve two proposed garages – Activity #201000427
 - b. **51 Candlewood Shores Road #201200354: Variance requested: §242-402A – 9’ structure to center of road for front steps** (*ph close date 7/9/12*)
 - c. **19 Gereg Glen Road #201200418: Variance requested: §242-310D(4) & §242-402A – 9’ structure to rear lot line; §242-310D(4) & §242-402A – 10’ structure to right side line for a new home** (*ph close date 7/9/12*)
5. PUBLIC HEARINGS – To follow above continued hearings:
 - a. **5 Pleasant Rise Circle #201200515: Variance requested: §242-402A – 5.3’ structure to center of road; §242-402A – 9.5’ structure to left side line; §242-402A – 1.4% of lot coverage for a new single family residence** (*ph close date 8/13/12*)
 1. “Zoning Location Survey” prepared by Sydney Rapp Jr. dated 4/19/12 revised 5/16/12
 2. “Site / Septic Plan” prepared by Michael Mazzucco dated 3/13/12 – drawing #12003
 - b. **13 Surrey Drive #201200551: Variance requested: §242-402A – 4.6’ structure to right side line, §242-405B(3) – 35 sq. ft. of living area for an addition of an accessory apartment** (*ph close date 8/13/12*)
 1. “Zoning Location Survey” prepared by Bunney Associates Land Surveyors, dated 6/19/12 – Exhibit A
 2. Map of “Lower (Ground) Level C” - (Exhibit B)

c. **22 Beech Tree Road #201200543: Appeal of Zoning Commission's decisions of 6/14/12 meeting and of 2 complaints dismissed by ZEO on 6/15/12** (*ph close date 8/13/12*)

- Memo from Alice Dew, ZEO dated 6/19/12 – Re: 22 Beech Tree Road – Complaints from S. Zaky at 1 High Ridge Road
- Draft Minutes of Zoning Commission meeting held 6/14/12
 1. File #201200375:
 2. File #201200376:
 3. File #201200379:
 4. File #201200467:
 5. File #201200377:
 6. File #201200378:
 7. File #201200491:
 8. File #201200526:
 9. File #201200527:

6. **Tabled Items:**

7. **New Business:**

8. **Informal Discussion:**

9. **Adjourn**

****Next meeting Scheduled for August 6, 2012****