

REVISED (2) AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, February 23, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 02/09/12

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** 02/06/12 Inland Wetlands Commission; 02/06/12 Zoning Board of Appeals; 02/02/12, 02/16/12 Planning Commission; Zoning Sub-Committee
 - b. Letter from R. Papenfuss to the Zoning Commission and the Planning Commission dated 02/15/12 Re: BJ's Wholesale Club, 84-140 Federal Road Application #201100083

4. **Public Hearing 7:30 p.m.**
 - a. **227-235 Federal Road #201200060:** Design Review for a new retail / commercial
24,899 sq. ft. building (*ph close date 3/29/12*)
 1. Letter from M. Lillis of CCA, LLC dated 02/14/12 Re: 227-235 Federal Road, Site Plan for Design Review Approval Application for Two Two Seven LLC
 2. Page 1 of 1 – Luminaire Plan/Schedule prepared by Reflexlighting dated 02/10/12
 3. Sheet S2 – Layout Plan prepared by CCA, LLC dated 11/02/11; revised 02/14/12
 4. Traffic Analysis Proposed Site Redevelopment prepared by BL Companies dated February 2012
 5. Memo from Alice Dew (ZEO) dated 2/21/12 Re: **Site Plan Modification Observations after initial review of 227-235 Federal Rd**

5. **Old Business:**
 - a. **398 Federal Road – Proposed Zone Change #201200088:** Current Zone is IRC 80/40 and Proposed Change is Incentive Housing Overlay Zone (*Public Hearing scheduled for 03/08/12*)

6. **New Business:**
 - a. **Proposed Zoning Regulation Change #201200130:** Section 242-308F – Liquor Outlets
 - b. **Proposed Zoning Regulation Change #201200131:** Section 242-504: Major Shopping Centers:
 - Subsection C(5): Accessory uses permitted
 - Subsection N(1) & (4): Additional-requirements-for-support-services

Subsection O: Project Limitation

c. 200 Federal Road (Costco) #201100583: Bond Set

1. Opinion of Probable Site Construction Cost prepared by R. Gradwell dated 2/21/12

7. Tabled Items:

a. **540 Federal Road #201101017: Design Review for a Municipal water storage tank,** water main, electrical & driveway (*dec date 04/14/12*)

8. Informal Discussion:

a. **20-28 Old Gray's Bridge Rd:** Discussion requested by Seth Fox

b. **Mobil Vending:** Requested by Inson Neglio

c. **763 Federal Rd:** Parking for a restaurant

d. **28 Old Route 7:** Potential Site Plan Modification requested by Dave Cole

e. **Liquor Outlets:** Requested by Lou Venezia

9. Comments of Commissioners:

10. Adjourn:

****Next Regular Meeting Scheduled for March 8, 2012****