

(Revised) AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, March 8, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 2/23/12**
 - b. **Executive Session:** Pending Litigation

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**
 - b. **Show Cause Hearing:**
 1. 51 Junction Road:
 2. 1106 Federal Road:

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 2/27/12; Zoning Board of Appeals; Planning Commission; Zoning Sub-Committee
 - b. **Building Permits Law Bulletin:** February 2012 issue

4. **Public Hearing 7:30 p.m.**
 - a. **398 Federal Road – Proposed Zone Change #201200088: Current Zone is IRC 80 / 40 and Proposed Change is Incentive Housing Overlay Zone** (*ph close date 4/12/12*)
 1. Response letter from HVCEO dated 2/22/12
 2. Response memo from Planning Commission to Zoning Commission dated 2/17/12

5. **Continued Public Hearing:**
 - 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 Michael Lillis, Project Manager, to Zoning Commission dated 3/1/12
Re: 227-235 Federal Rd Site Plan for Design Review Approval Application #201200060 (Revised Layout and Grading Plan)
 - a. Map titled "Layout Plan" prepared by CCA, LLC dated 11/2/11 revised 2/27/12 – sheet S2
 - b. "Grading Plan" dated 1/12/12 revised 2/27/12 – sheet S1

6. **Old Business:**
 - a. **540 Federal Road #201101017: Design Review for a Municipal water storage tank, water main, electrical & driveway** (*dec date 04/14/12*)
 - b. **Proposed Regulation Change #201200130: Section 242-308F – Liquor Outlets** (*ph scheduled for 3/22/12*)
 - c. **Proposed Zoning Regulation Change #201200131: Section 242-504: Major Shopping Centers:** (*ph scheduled for 3/22/12*)
 - Subsection C(5): Accessory uses permitted
 - Subsection N(1) & (4): Additional-requirements-for-support-services
 - Subsection O: Project Limitation

7. **New Business:**
 - a. **10 Huckleberry Hill Road (YMCA) #201200160: Site Plan Modification for installation of low ropes playground equipment** (*dec date 5/12/12*)
 1. Site Plan of ropes course for Greenknoll Day Camp dated 7/10/08

8. **Tabled Items:**

9. **Informal Discussion:**

- a. **Mobile Vending:** Requested by Aurora Marin who would like to have a food cart at 51 Junction Road
- b. **286 Whisconier Rd (Brookfield Craft Center):** Signage

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for March 22, 2012****