

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, September 27, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 9/13/12**

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

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 9/10/12; Zoning Board of Appeals 9/10/12; Planning Commission; Zoning Sub-Committee**
 - b. Memo and report from Karen B. Destefanis to Zoning Commission dated 8/31/12 Re: Request for Authorization Under the General Permit for Diversion of Water of Consumptive Use (Report is on the cart)
 - c. **Legal Briefings for Building Inspectors: September 2012**

4. **Public Hearing 7:30 p.m.**
 - a. **Proposed Regulation Change #201200721: Section 242-401E – Prohibitions in Residential Districts to delete “Drainage and Storm Water Run-off.**
 1. Memo from Planning Commission to Zoning Commission dated 9/7/12 Re: Proposed Zoning Regulation Change Application #201200721: Section 242-401E

 - b. **Proposed Regulation Change #201200756: Section 242-505A – Town Center District**
 1. Letter from Neil Marcus to Zoning Commission dated 9/14/12 Re: Proposed Amendment to Section 242-505A – Town Center District
 2. Memo from Planning Commission to Zoning Commission dated 9/7/12 Re: Proposed Regulation Change Application #201200756: Section 242-505A – Town Center District

5. **Continued Public Hearing:**
 - a. **40 & 64 Laurel Hill Rd (The Residences at Laurel Hill) #201200588: Design Review for a proposed Incentive Housing Project (Ph close date 9/27/12)**
 1. Letter from Leigh D. Overland (Leigh Overland Architect, LLC) to Katherine Daniel & Alice Dew dated 9/20/12 Re: Incentive Housing Project 40 & 64 Laurel Hill Road

 - b. **Proposed Regulation Change #201200678: Application from 227 Candlewood Lake Rd for Regulation Change to Section 242-501 – Table of Permitted Uses to add the following use as a permitted use in the IRC 80/40 under storage: “Boats, Indoor” and Required Area: “40” (PH close date 10/18/12)**

6. **Old Business:**
 - a. **366 Federal Rd (Healthy Weighs) #201200795: Design Review for a 2,105 sq. ft. building addition (PH scheduled for 10/11/12)**

 - b. **57 Laurel Hill Road #201200636: Design Review for Proposed Incentive Housing**

 - c. **887 Federal Road #200300284: Application for Permit Extension – 5 years and Request for Bond Reduction of \$130,083.12**

7. **New Business:**

- a. **99 Federal Road (Harbor Freight) #201200828: Temporary Event Application including sign attached to outside tent**
- b. **1 Sand Cut Road (Golf Quest) #201200833: Site Plan Modification to erect two walls, install one garage door and one exterior door closing in two hitting bays (dec date 12/1/12)**
 1. Site Plan Map showing location of walls handed into Land Use 9/19/12
 2. Drawings of new doors handed into Land Use 9/19/12
- c. **Proposed Regulation Change #201200834: Section 242-308C(2) – Temporary permit for carnivals, etc**
- d. **Proposed Regulation Change #201200835: Section 242-306F(7) – Special Event Signs for Commercial Establishments and Section 242-306G(6) – Special Event Signs for Shopping Centers**
- e. **Proposed Regulation Change #201200836: Section 242-501G(11) – Industrial and Commercial Districts Special Conditions – Restaurant, cocktail lounge, cabaret**
 - **Proposed Change to 242-202: Definition of “Drive-through Restaurant**
- f. **106 Federal Road (BJ’s Wholesale Club) #201200838 – Sign application for fuel pricing, fuel canopy and Tire Center**
 1. “Drawing of Site Plan” prepared by I.D. Associates dated 5/24/12 revised 9/10/12
 2. “Drawing of sign for BJs Tire Sales & Service” dated 5/24/12 revised 9/10/12
 3. “Drawing of Fuel pricing signage” dated 5/24/12 revised 9/10/12
 4. “Drawing of Fuel Canopy sign” dated 5/24/12 revised 9/10/12
- g. **871 Federal Road (Riverview Incentive Condominium Development) #201200840: Site Plan Modification for changes limited to subsurface revision of stormwater detention system and sanitary sewers, and replacement of box culvert with CMP arch pipe (dec date 12/1/12)**
 1. Letter from Michael Lillis, P.E. to Zoning Commission dated 9/19/12 Re: Riverview at 871 Federal Road #201001016, Previously-Approved Incentive Condominium Development
 2. Map Cover Sheet titled “Riverview Incentive Housing Condominium Community – 871 Federal Road” prepared by CCA, LLC dated March, 2007 revised thru 9/18/12
 - “General Legend, Notes And Abbreviations” dated Jan. 2006 – sheet N1
 - “Property & Topographic Survey” dated 6/05 revised 4/12/08 – sheet 1
 - “Grading & Drainage Site Plan” dated 3/20/07 revised thru 10/18/10 – sheet S-1
 - “Site Utilities Plan” dated 3/5/07 revised thru 9/18/12 – sheet S-2
 - “Erosion Control Plan” dated 3/20/07 revised thru 10/18/10 – sheet S-3
 - “Landscaping Plan/Schematic Lighting & Layout” dated 7/5/07 revised thru 10/18/10 – sheet S-4
 - “Road Widening Plan” dated 4/24/09 revised thru 10/1/10 – sheet W-1
 - “Sight Distance Profile” dated 4/24/09 revised thru 8/13/10 – sheet W-2
 - “Sanitary Sewer Station Plan” dated 2/6/08 revised thru 9/11/12 – sheet P-1
 - “Sanitary Sewer Plan Profile – Sheet 1” dated 2/6/08 revised thru 9/11/12 – sheet P-2
 - “Sanitary Sewer Plan Profile – Sheet 2” dated 2/6/08 revised thru 9/11/12 – sheet P-3
 - “Notes & Details” dated 8/20/07 revised thru 5/23/08 – sheet D-1
 - “Notes & Details” dated 3/20/07 revised thru 9/18/12 – sheet D-2
 - “Sanitary Sewer Notes & Details” dated 5/18/07 revised thur 5/23/08 – sheet D-3
 - “Sedimentation And Erosion Control Plan Standard Construction Notes And Details” dated Sept. 2002 – sheet E1

8. **Tabled Items:**

9. **Informal Discussion:**

- a. **Electronic Filing of Applications:** Memo from Katherine Daniel, AICP to Zoning Commission dated 9/7/12
- b. **Potential Cell Tower Location:**
- c. **640 Federal Road:** Discussion with Hal Kurfehs regarding apartments
- d. **Proposed Regulation Change for Section 242-505B-H – Town Center District**

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for October 11, 2012****