

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, October 27, 2011 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting

- a. **Review Minutes of Previous Meetings: 10/13/11**

2. Land Use Enforcement

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

3. Review Correspondence

- a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 10/17/11; Zoning Board of Appeals; Planning Commission 10/6/11; Zoning**

Sub-

Committee

- b. **Building Permits Law Bulletin:** October 2011
c. Letter from David A. Sawicki, State Traffic Commission, to BL Companies dated 10/20/11 Re: STC #018-1109-01 Costco Expansion Certificate Application
d. Memo from William Mercer and Alice Dew to Brookfield Democratic and Republican
Town Committee Chairs including Candidates dated 10/20/11 Re: Placement of political "lawn signs"

4. Old Business:

- a. *Proposed Regulation Change #201100838: Section 242-501 – Table of Permitted Uses*
(PH scheduled for 12/1/11)
b. *Proposed Regulation Change #201100827: Section 242-305C(11) – Handicapped Parking* (PH scheduled for 12/1/11)
c. **20 & 28 Old Gray's Bridge Rd #201100632:** Bond Estimate and Stipulation Compliance
1. Memo from Ralph Tedesco to Zoning Commission dated 10/18/11 –
(Review as
per stipulation #1)
2. Letter from Abigail Adams, RLA, to Zoning Commission dated 10/20/11
Re:
Application #201100632 (Enclosures)
3. "Property Survey" prepared by CCA, LLC dated 8/3/11 revised 9/6/11 –
sheet 1
of 1

5. New Business:

- a. **75 High Meadow Road #200500825:** Bond Release of \$4,000.00
b. **125 Commerce Drive (Petro, Inc.) #201100877:** Certificate of Zoning Compliance

within the Aquifer Protection District

1. Hazardous & Contaminant Materials Control Plan
2. Letter from S.C. Altman & Associates, Inc. to Bob Dance dated 8/27/11

Re:

Wash Water Recycle System (report attached)

3. Map "Site Plan" prepared by CCA, LLC dated 2/25/08 revised 7/16/08 – sheet

S1

c. **7 Del Mar Drive (Target Flavors) #201100878:** Design Review for construction of a

single story, 5,650 square foot building addition (*dec date 12/31/11*)

1. Letter from Mark E. Kornhaas, Proj. Eng. Mgr. Artel Engineering Group to

William Mercer, Chairman Zoning Commission dated 10/20/11 Re:

Target

Flavors Jaymack Properties, LLC 7 Delmar Drive

2. **Map Cover Sheet titled "Jaymack Properties, LLC" prepared by Artel**

Engineering Group, LLC dated 10/10/11 – sheet 1

- "Boundary & Topographical Map" dated 6/13/11 – sheet 2
- "Site Plan" dated 10/10/11 – sheet 3
- "Grading And Utility Plan" dated 10/10/11 – sheet 4
- "Landscape Plan" dated 10/10/11 – sheet 5
- "Sediment And Erosion Control Plan" dated 10/10/11 – sheet 6
- "Details" dated 10/10/11 – sheet 7

3. Map titled "Proposed Future Parking Plan" prepared by Artel Engineering Group, LLC dated 10/3/11 – sheet 1

4. Map titled "Proposed Addition to Existing Building For Target Flavors, Inc."

(Partition Plan) prepared by Lancaster Assoc. Architecture & Planning dated

9/8/11 – drawing no. A-2

- "Exterior Elevations" dated 9/8/11 – drawing no. A-4

d. **Proposed Regulation Change #201100881: Section 242-202 – Definition of Commercial Vehicles; Section 242-305F – Commercial Vehicles in Residential**

Zones and Section 242-401A(2)(g) – Commercial Vehicles for Customary Home Occupations

6. **Tabled Items:**

7. **Informal Discussion:**

a.

8. Comments of Commissioners:

9. Adjourn:

****Next Regular Meeting Scheduled for November 10, 2011****