

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, November 10, 2011 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. Convene Meeting

- a. **Review Minutes of Previous Meetings: 10/27/11**

2. Land Use Enforcement

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

- b. **Enforcement Correspondence:**

1. Letter from Town Attorney included in packet (*Attorney-Client Privileged Communication*)

3. Review Correspondence

- a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 10/31/11; Zoning Board of Appeals; Planning Commission 10/20/11; Zoning**

Sub-

Committee 10/20/11 (minutes on tape in Land Use Office)

- b. Memo from Katherine Daniel to Planning and Zoning Commissions dated 11/1/11

Re:

Review of procedures for accepting surety bonds or passbooks for bonding

- c. Letter from John S. MacLean, Jaymack Properties, LLC, to Katherine Daniel dated

11/1/11 Re: Land Use Application – 7 Del Mar Drive

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. **Proposed Regulation Change #201100881: Section 242-202 – Definition of Commercial**

Section
Vehicles; Section 242-305F – Commercial Vehicles in Residential Zones and

242-401A(2)(g) – Commercial Vehicles for Customary Home Occupations (PH scheduled for 12/1/11)

- d. **125 Commerce Drive (Petro, Inc.) #201100877: Certificate of Zoning Compliance**

within the Aquifer Protection District (*dec date 12/31/11*)

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 –

5. New Business:

a. 84, 106, 112, 128 & 140 Federal Road (BJ's Wholesale Club) #201100920:

Site Plan

Modification to include – Off-site roadway improvements and addition of roll-up door

to the building. Request for bond reduction. (*dec date 1/14/12*)

1. Transmittal letter from Susan Hays to Katherine Daniel dated 11/2/11 Re: BJ's

Warehouse Development – Site Plan Modification

2. Letter from Steven W. Russo, Esq. To Katherine Daniel dated 11/2/11 Re:

Samuels & Associates Development LLC

3. Maps Submitted for BJ's Wholesale Club - Site Plan Modification

- “Sediment And Erosion Control Plan – Phase II” prepared by RJO'Connell & Assoc. Inc. dated 2/8/11 revised 11/2/11 – drawing C-1B
- “Grading And Drainage Plan” prepared by RJO'Connell & Assoc. Inc. dated 2/8/11 revised 11/2/11 – drawing C-2
- “Parking And Traffic Control Plan” prepared by RJO'Connell & Assoc. Inc. dated 2/8/11 revised 11/2/11 – drawing C-4
- “Conceptual Offsite Roadway Improvements” prepared by VHB, Inc. dated May 2011 revised 8/9/11 – drawing 0S-01
- “Conceptual Offsite Roadway Improvements” prepared by VHB, Inc. dated May 2011 revised 8/9/11 – drawing 0S-02

4. Performance Bond Estimate, prepared by R.J. O'Connell & Associates, Inc. dated 11/2/11

b. 901 Federal Road (Newbury Village) #201100925: Site Plan Modification for Addition

of a Deck and Patio area (*dec date 1/14/12*)

1. Map titled “Landscape Improvements At Detention Pond” prepared by CCA, LLC

dated 8/29/11 revised 8/31/11 – sheet L8

6. Tabled Items:

7. Informal Discussion:

a. Town of Brookfield Website: Discussion on having a link to Zoning that would include:

Zoning History, Bio's of Commissioners, FAQ's, Minutes, and Forms & Documents

b. **640 Federal Road**: Renovation of building to include multi-family on 2nd floor and

Commercial on 1st floor

1. "Proposed Site Plan" prepared by Nehring & Associates dated 11/2/11 – sheet

SK-1

2. "Proposed First Floor Plan" dated 11/3/11 – sheet SK-2

3. "Proposed Second Floor Plan" dated 11/3/11 – sheet SK-3

8. Comments of Commissioners:

9. Adjourn:

****Next Regular Meeting Scheduled for December 1, 2011****