

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, SEPTEMBER 10, 2015 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SPECIAL PERMITS

- a) #5-15SP – Special Properties II, LLC – 78 Cranbury Rd/440 Newtown Av – 15 unit Conservation development – Review of public hearing
- b) #4-15SP – Rackson Corp. – 380 Main Avenue – 6,558 sq ft, 2-story freestanding restaurant (Burger King) in existing shopping center – Final review prior to public hearing
- c) #11-15SP/#18-15CAM – Pam Hinton – 17 Park Street – New daycare facility – Preliminary review
- d) #27-86SP – Orchard Lakes Conservation Development – 230 New Canaan Ave – Emergency generator for pump station – Determine if minor change

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #17-15CAM – Pentecostal Church John 3:16 – 8 Woodward Ave – Replacement church – Final review prior to public hearing
- b) #16-15CAM – B. Beinfield – 2 Nearwater Rd. – New single family residence, convert existing dwelling to accessory use – Final review prior to public hearing
- c) #14-15CAM – Petro Heating – 24 Woodward Ave – 2,154 sf general office – Preliminary review
- d) #4-15SPR/#11-15CAM – 587 CT. Ave. LLC – 11 Belden Ave – 69 residential units – Preliminary review
- e) #19-15 CAM – R&M Counihan – 1 Cudlipp Street – Additions to residence – Preliminary review
- f) #9-13SPR/#25-13CAM – CP IV Waypointe BP, LLC – 515 West Av/29 Orchard St – Waypointe Midblock – Request to modify approved plans to revise façade for Sedona Taphouse & Colony Grill – Determine if minor change

III. REQUEST FOR RELEASE OF SURETY

- a) #X-05SPR – Starbucks – 555 Main Avenue – Request for release of surety
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AGENDA
ZONING COMMITTEE
THURSDAY, SEPTEMBER 10, 2015 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMITS

- a) #8-15R - A. J. Penna & Son - 2 Muller Avenue - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a principal use in the Business #2 zone – Preliminary review; *for distribution only application not complete*
- b) #9-15R/#12-15SP – 10 Lubrano Pl, LLC, AMEC Holdings LLC et al – 7-15 Olean St/10-12 Lubrano Pl/26 Hemlock Pl/0 San Vincenzo Place - Proposed amendment to Industrial #1 zone to add new text to allow the storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material associated with a solid waste transfer station by special permit at an existing transfer station or at offsite locations and special permit for storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material at an offsite location – Preliminary review

II. PROPOSED CHANGES TO THE BUILDING ZONE MAP

- a) #2-15M - Garavel Auto Group - 125-131 Main St/2 & 4 West Main Street - Proposed zone change from D Residence and Business #2 to D Residence & Business #2 (realign zone line) – Preliminary review; *for distribution only application not complete*